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
- 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 channel, Comcast Cable Channel 6. 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
August 10, 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. Audience Participation
Public comment will be open during this section of the agenda to anyone wishing to address the Board and who has signed up prior to the meeting. All comments under the public comment section are limited to three (3) minutes (30 minutes total) and each citizen will only be permitted to speak once. When your name is called for your turn to speak, please come to the podium and clearly state your first and last name for the meeting minutes prior to providing your public comments.

IV. Consent Agenda

IV.A Approval of Minutes

IV.B Approval of Disbursements

IV.C An Ordinance Authorizing Sale and Disposal of Surplus Village Property

IV.D An Ordinance Authorizing the Sale and Disposal of Surplus Village Property

IV.E A Resolution Authorizing the Purchase of a Ford F250 Truck for the Lemont Emergency Management Agency

IV.F A Resolution Authorizing the Purchase of a Ford Explorer for the Community Development Department

IV.G A Resolution Authorizing the Purchase of a Haul-About Model LPD8520TA3 Trailer for the Lemont Emergency Management Agency

IV.H A Resolution Authorizing the Order and Purchase of Sullair Compressor

IV.I A Resolution Authorizing the Order and Purchase of Bobcat Mini Track Loader With Certain Specifications and Equipment Through Sourcewell Purchasing Program

IV.J A Resolution Authorizing the Purchase of Bulk Road Salt from Midwest Salt LLC FY27

V. Mayor's Report

VI. Clerk's Report

VI.A An Ordinance Annexing Territory Pursuant to 65 ILCS 5/7-1-13 (14611 Main Street)

VI.B An Ordinance Rezoning Approximately 28.9 Acres of Property Located at 16453 Alba Street, Lemont, Illinois from the R-1 Single-Family Residential District to the R-5A Detached & Attached Residential District and the R-6 Multi-Family Residential District (Copper Ridge West)

VI.C An Ordinance Granting a Special Use for a Preliminary Planned Unit Development (PUD) Plan and Plat for Approximately 28.9 Acres Located at 16453 Alba Street in Lemont, Illinois

VI.D A Resolution Approving a Development Agreement with Teton Development, LLC for the Copper Ridge West Residential Development

VI.E A Resolution Authorizing the Illinois Street and State Street Intersection Improvements Project

VII. Village Attorney Report

VIII. Village Administrator Report

IX. Board Reports

X. Staff Reports

XI. Unfinished Business

XII. New Business

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: August 10, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Approval of Minutes

BOARD ACTION REQUESTED
Approval of Minutes

ATTACHMENTS
VB 7-13-26 Minutes.pdf
COW 7-13-26 minutes.pdf

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

I) Pledge of Allegiance

II) Roll Call

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

III) Consent Agenda

III.A) Approval of Minutes

Cover Page

VB 6-8-26 minutes.pdf

COW 6-15-26.pdf

III.B) Approval of Disbursements

Cover Page

6-9 thru 6-22-26.pdf

6-23 thru 7-13-26.pdf

III.C) An Ordinance O-33-26 amending FY 2025-2026 Annual Operating Budget (Budget Amendment #3)

Cover Page

FY26 Budget Amendment #3 Ordinance.pdf

FY26 Budget Amendment #3- revenues and exps - EXHIBIT A.pdf

Budget Amendments Report - all 3 - EXHIBIT B.pdf

III.D) An Ordinance O-34-26 amending FY 2026-2027 Annual Operating Budget (Amendment #1)

Cover Page

FY27 Budget 1st Amendment Ordinance.pdf

FY27 Budget Amendment #1 - revenues and exps - COW - EXHIBIT A.pdf

Roll over FY26 POs - EXHIBIT B - COW.pdf

III.E) A Resolution R-52-26 Authorizing a Loan from General Fund to Main & Maley TIF Fund

Cover Page

Resolution authorizing a Loan from General Fund to Main & Maley TIF.pdf

III.F) A Resolution R-53-26 amending Resolution R-07-25 professional services agreement between H.W. Lochner, Inc. and the Village of Lemont, Illinois for engineering services for Lemont-Stephen-Holmes intersection improvements project

Cover Page

Resolution Amending R-07-25 Professional Services Agreement Between HW Lochner and Village of Lemont for Lemont-Stephen-Holmes Intersection.pdf

PHASE II - Lem-Steph_Suppl-01_Lochner.pdf

III.G) A Resolution R-54-26 Authorizing the Purchase of Police Vehicles

Cover Page

Resolution.VehiclePurchase.07.13.26.pdf

2026 In-stock Interceptor Order Quote (X3) 07.13.26.pdf

III.H) A Resolution R-55-26 Approving a Plat of Easement (Lot 14 and 15 of Rolling Meadows Phase 4)

Cover Page

III.I) A Resolution R-56-26 Approving a Final Plat of Consolidation for 225 Canal Street in Lemont, Illinois

Cover Page

A Resolution Approving a Final Plat of Consolidation for 225 Canal Street in Lemont, Illinois

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

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

IV) Mayor's Report and Rt. 66 100th Anniversary Presentation

Rt. 66 Anniversary Anniversary Presentation –
As we celebrate the 100th Anniversary of Rt. 66, we are excited about what this celebration means for our community and region.
Rick Kwasneski, Executive Director of Joliet Arsenal Development Authority and former Mayor of Lemont, and Quinn Adamowski, Board President of Illinois Rt. 66 scenic Byway

Mayor's Mention –
Lemont Farmers Market is tomorrow and every Tuesday through September 29, from 4 – 7 p.m. at Village Green at 322 Main Street. Hosted by Aster Gardens, the market offers fresh produce, bakery items, treats, grab-to-go food from local venders and much more. Vendors change weekly, so follow Lemont Farmers Market on Facebook and Instagram.
This week's Cruise Nights on Wednesday, July 15, features Chevy, Corvette and Kids Night from 6 – 9 PM in downtown Lemont. Be sure to stop by Village Green and meet artist Rob Moriarty (mor-e-arty), who painted the Rt. 66 bench located there. For event and weather-related information, visit Lemont Cruise Nights Facebook page.
Hosted by Lemont Park District, this week's Sunset Soiree on Thursday, July 16, features Beyond the Blonde with hits from fierce female icons of pop and rock. Seating opens at 6 pm on Stephen Street and live music is from 7 – 10 pm, so bring your chairs and enjoy the music. Visit the Lemont Park District Facebook page for any event day cancellation and more Sunset Soiree information. For the full schedule and things to know visit, lemont downtown . com, Signature Events webpage.
Little Mountain Community Theatre presents the musical, Grease, at Lemont High School. Performance dates are Friday, July 17, and Saturday, July 18, at 7:00 p.m., and on Sunday, July 19, at 2:00 p.m. Tickets can be purchased in advance with reserved seating for $25.00, or at the door for $30.00. Visit, Little Mountain Theatre . org, for more information and to purchase tickets.

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.

If you have not yet done so, please sign up for our urgent and emergency notification system, Lemont Alerts, powered by Everbridge! This is our primary urgent and emergency notification system, and it is important that residents receive these alerts, especially in an emergency. Visit, lemont . il . us, slash Lemont Alerts (lemont.il.us/LemontAlerts) to sign up.

V) Clerk's Report

V.A An Ordinance O-35-26 Granting Special Uses for a Preliminary Planned Unit Development (PUD) Plan and Utilities for Grand Prairie Water Commission Water Facilities on Approximately 14.75 Acres Located at 12550 Bell Road in Lemont, Illinois

Cover Page

An Ordinance Granting Special Uses for a Preliminary Planned Unit Development (PUD) Plan and Utilities for Grand Prairie Water Commission Water Facilities on Approximately 14.75 Acres Located at 12550 Bell Road in Lemont, Illinois

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

Jason Berry reported that the intergovernmental agreement had been presented at a previous Board meeting and had since been revised to address landscaping and lighting. He noted that the Planning and Zoning Commission approved the preliminary Planned Unit Development (PUD) and that the final PUD will be presented to the Village Board for future consideration.

Village Administrator George Schafer explained that the agreement includes provisions to protect the Village's infrastructure in the future.

The Mayor thanked everyone involved for their work on the agreement.

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

V.B An Ordinance O-36-26 Amending O-3-25 and Approving an Amendment to the Final Planned Unit Development (PUD) for The Club at 46 Ed Bossert Drive in Lemont, IL

Cover Page

An Ordinance Amending O-3-25 and Approving an Amendment to the Final Planned Unit Development for the Club at 46 Ed Bossert Drive in Lemont, IL

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

Jason Berry stated this item was discussed at the COW. This is an additional patio, outdoor dining and signage.

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

V.C A Resolution R-57-26 Approving Award of Contract 2026 Inflow and Infiltration Improvements

Cover Page

A Resolution Approving Award of Contract 2026 Inflow and Infiltration Improvements.pdf

Motion by Janelle Kittridge, seconded by Rick Sniegowski, to approve

This is an award of contract for lining and inflow filtration program required by MWRD noted Ralph Pukula. Ralph recommends Visu-Sewer who had the lowest bid of $111,793.00.

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

V.D A Resolution R-58-26 Authorizing Elevator Upgrade for Police Department

Cover Page

A Resolution Authorizing Elevator Upgrade for Police Department.pdf

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

Ralph Pukula noted the elevator at the police department needs a new door operator because they do not make the replacement parts. Needs a full upgrade and recommends Otis for a price of $34K.

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

V.E A Resolution R-59-26 Authorizing Police Department Roof Replacement

Cover Page

A Resolution Approving Police Department Roof Replacement.pdf

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

Ralph noted the roof is twenty years old and the Village has received 3 different quotes. The lowest quote is recommended from Adler Roofing for $223,035.00.

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

VI) Village Attorney Report

VII) Village Administrator Report

Village Administrator George Schafer announced that a public open house will be held at Village Hall on Thursday, July 16, from 4:00 to 7:00 p.m. The open house will provide information on railroad safety and planned railroad improvements in Lemont.

The Mayor also thanked the Police Department and the Lemont Emergency Management Agency (LEMA) for their dedication and hard work in keeping residents safe during the storm, power outage and July 3 fireworks festivities.

VIII) Board Reports

Trustee Forzley would like to add 'Village of Faith' back into our marketing and signs. Forzley also asked if those non-profit groups who want exposure for their fundraising, can be present more than once at a Wednesday car show. Please verify car show guidelines and sponsorship fee's. Trustee Sniegowski noted we put in for a IDOT grant to repair High Road.

IX) Staff Reports

Ralph Pukula reported that State Street resurfacing project is nearing completion, with pavement striping in progress. Work on the Illinois ramp is scheduled to begin during the second week of August. The Illinois Department of Transportation (IDOT) will complete the repairs overnight to minimize traffic disruptions. The Mayor noted that State Street falls under the Village's jurisdiction, while the Illinois ramp is maintained by IDOT. He also announced that IDOT is scheduled to begin improvements on Archer Avenue in 2027. The Mayor remarked that these projects have been years in the making and expressed appreciation that they are now moving forward.

Fire Chief LoCoco thanked everyone who supported the 1st annual Fire vs. Police softball game. The event raised funds for the Ellie Strong Foundation.

X) Unfinished Business

XI) New Business

XII) Audience Participation

Gail P. - Opposition to Gas-n-Wash on I55 and Lemont Road. Pollution, safety and proximity to sub-division.
Carol A. - Opposition to Gas-n-Wash on I55 and Lemont Road. Noticed bank is closing on 97th end of July. This gas station business will cause a environmental disaster. Citgo is also a negative for the village.
Dave W. - Fireworks should have been shut down before dusk. No sidewalk near new fire station and can't cross the street. Shame nobody showed for the Citgo meeting.
Tom K. - concerned with parking enforcement, shrubs overgrown and would like train safety update.
Laura R. - ask board to move public comment to beginning. New Ave. still has flooding. Sad that nobody from Lemont showed at Citgo meeting.

XIII) Executive Session Discussion Under Chapter 5 ILCS

XIV) Action on Closed Session Item(s)

XV) Motion to Adjourn

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

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

VILLAGE BOARD COMMITTEE OF THE WHOLE MEETING
6:30 PM – July 13, 2026
Village Hall - Village Board Room
418 Main Street, Lemont, IL 60439

AGENDA

I. Call to Order

II. Roll Call:

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

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

Motion to change order of agenda: Ron Stapleton, seconded by Ken McClafferty. Approved.

Audience Participation

Diane F. – on disability and asked board to close gap for ADA residents and lower water, sewer and car sticker fee's with change to village code.
Dave W. – change the benefits rates; directional boring vendors are incompetent
Laura R. – ADA parking in downtown is not feasible to use downtown businesses

III.Discussion Items

III.A Case 2026-05 J-Ave II Discussion

The applicant, J-Ave Development Real Estate, LLC, represented by attorney Dariusz T. Wator, is requesting approval of an Annexation, Rezoning, and Preliminary Planned Unit Development (PUD) for approximately 7.87 acres located at 16548 and 16572 New Avenue (formerly referred to as the McMahon property). Upon annexation, the property is proposed to be rezoned to the Village's M-1 Light Manufacturing District, consistent with adjacent zoning for J-Ave's contractor office property.

The project includes three contractor condominium buildings totaling about 64,000 square feet (12,000, 20,000, and 32,000 square feet). The space is intended for contractors, landscapers, and other trades to store equipment, vehicles, and supplies. No outdoor storage. The buildings will be constructed primarily of precast concrete with steel framing. At the board's request, the developer agreed to add 3 to 4 feet of brick around the buildings to improve their appearance.

The applicant said the development is not intended for heavy industrial use. The traffic study estimates about 88 vehicle trips per day, and the site is not designed to accommodate semi-

trucks. It is expected that mostly pickup trucks, vans, box trucks, and contractor vehicles will use the property.

The development will include municipal water and sewer, underground stormwater detention, and drainage improvements. Additional approvals from the Metropolitan Water Reclamation District (MWRD) and the Illinois Department of Transportation (IDOT) will still be required. Trustee Stapleton asked about existing flooding on New Avenue. Ralph Pukula said water does collect behind the property, but the developer will make significant drainage improvements.

Trustee Kittridge asked whether semi-trucks would use the property. The applicant said the site layout does not allow semi-trucks to access the buildings. Trustee Sniegowski said he liked the overall concept, especially because there will be no outdoor storage. Jason Berry said Village staff will continue working with the applicant as the project moves forward.

III.B Copper Ridge West Development Agreement

At its May 6, 2026 meeting, the Planning & Zoning Commission recommended approval of the Copper Ridge West Preliminary Planned Unit Development (PUD), subject to several conditions. Following the public hearing, Village staff continued working with the developer to address comments from the Commission regarding pedestrian connectivity along Alba Street and access to surrounding public open space. Jason Berry stated that, following discussion at the previous Committee of the Whole meeting regarding the Planned Unit Development (PUD), the Board was now reviewing the proposed development agreement.

A primary topic of discussion was pedestrian connectivity to the existing Township trail system. The developer is proposing to eliminate one of the previously planned trail connections and instead construct a sidewalk along Alba Drive that would connect to the Lemont Township Center. The existing trails are maintained by Lemont Township. An easement has not yet been approved by the Township.

Vince Rosanova explained that the revised plan adds 12 guest parking spaces along the north side of the development, along with additional on-street perpendicular parking on Alba Drive. The developer believes the Township would prefer to review the overall vision for the entire 30-acre area before approving any trail connections. With no approved easement from the township, the developer is proposing the sidewalk along Alba as a safer pedestrian route.

Mayor Egofske asked whether the map being presented was the most current version, noting it still showed three trail access points. Under the current proposal, a five-foot-wide concrete sidewalk along the north side of Alba Drive would connect to the Township's existing asphalt path. Trustee Stapleton agreed that pedestrian access is important, stating he wants children to have a safe and attractive path to walk to school.

Mayor expressed concern about maintaining pedestrian access to the Township's trail system and also discussed the required park impact fee. He would like the developer to pay the park impact fees rather than seek any reductions. It was noted that the Park District determined the site does not meet the requirements for a neighborhood park and will instead accept a cash payment in lieu of land dedication.

The developer stated that constructing sidewalks throughout the entire development would cost an estimated $150,000 to $200,000, making the proposal financially challenging. Rosanova noted that the Township has a much larger long-term trail plan, and he believes the Village, Township, and developer should work together on a coordinated plan for the entire 30-acre area. Rosanova said he will prepare cost estimates for trail connection options so the Village can compare them before making a final decision.

Unfinished Business

New Business

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

VIII. Adjourn

The Committee of the Whole Meeting is adjourned at 9:10 p.m.

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Darshana Prakash, Finance
THROUGH:
SUBJECT: Approval of Disbursements
DATE: August 10, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Approval of Disbursements

BOARD ACTION REQUESTED
Approval of Disbursements

ATTACHMENTS
7-14 thru 7-27-26.pdf
7-28 thru 8-10-26.pdf

Village of Lemont

Payment Register

From Payment Date: 7/14/2026 - To Payment Date: 7/27/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
FM-Clearing - Accounts Payable									
Check									
27381	07/27/2026	Open			Accounts Payable	AIRGAS USA, LLC	$409.70		
	Invoice		Date	Description			Amount		
	5525532987		06/30/2026	welding tank rental			$409.70		
27382	07/27/2026	Open			Accounts Payable	AQUA POOLS INC.	$600.00		
	Invoice		Date	Description			Amount		
	26-07-13 AP		07/13/2026	2026 SEASON - PARTIAL REFUND ON SPONSORSHIP		CAR SHOW	$600.00		
27383	07/27/2026	Open			Accounts Payable	AT&T MOBILITY	$912.43		
	Invoice		Date	Description			Amount		
	VIO062026		07/04/2026	plate readers 6/5/26-7/4/26			$912.43		
27384	07/27/2026	Open			Accounts Payable	Big Bones Inc DBA OH Design	$8,000.00		
	Invoice		Date	Description			Amount		
	1227		07/13/2026	ROUTE 66 BENCH PROJECT 2026			$8,000.00		
27385	07/27/2026	Open			Accounts Payable	BLUDER'S TREE SERVICE & LANDSCAPING INC	$8,750.00		
	Invoice		Date	Description			Amount		
	5443		07/13/2026	tree,stump,branch removal various dates & locations			$8,750.00		
27386	07/27/2026	Open			Accounts Payable	CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY, INC.	$963.14		
	Invoice		Date	Description			Amount		
	LE100661		07/10/2026	concrete & mortar			$757.12		
	LE100876		07/17/2026	concrete patch			$206.02		
27387	07/27/2026	Open			Accounts Payable	CASTLETOWN HOMES, INC.	$121.00		
	Invoice		Date	Description			Amount		
	NRES-26-55 NR		07/13/2026	REFUND PARTIAL PERMIT FEE -1025 WALTER ST			$121.00		
27388	07/27/2026	Open			Accounts Payable	CERTIFIED LABORATORIES	$440.00		
	Invoice		Date	Description			Amount		
	9703912		07/16/2026	supplies			$440.00		
27389	07/27/2026	Open			Accounts Payable	CINTAS CORPORATION	$37.90		
	Invoice		Date	Description			Amount		
	5343704501		07/13/2026	06.24.26 418 MAIN ST			$37.90		
27390	07/27/2026	Open			Accounts Payable	COMED	$35,553.06		
	Invoice		Date	Description			Amount		
	26-07-8124		07/08/2026	8124072000 - 16742 Pasture Dr lift station			$183.10		
	26-06-4935		06/29/2026	4935873000 - street lights - Illinois E of Stephen			$37.79		
	26-06-1294		06/29/2026	1294042222 - 0 W Stephen St 1 N Sanitary Canal			$19.89		
	26-06-5957		06/29/2026	5957861222 - street lights - 164 E Peiffer			$61.51		
	26-06-8611		06/29/2026	8611032222 - street lights - 0 Talcott E of Stephen			$211.18		
	26-06-8277		06/29/2026	8277215000 - street lights - 0 Main St Stephen St			$554.36		
	26-06-7624		06/29/2026	7624242000 - street lights - 1080 Norwalk Rd			$2,135.29		
	26-06-6622		06/29/2026	6622962222 - 0 W State St 1 N Canal*festival			$49.70		
	26-06-1168		07/06/2026	1168911222- 13675 McCarthy Rd well#6			$19,879.78		
	26-07-3596		07/08/2026	3596872222 - street lights - 451 Talcott			$24.47		
	26-07-9074		07/08/2026	9074779000 - street lights - Houston 1 N Schultz			$45.06		
	26-07-1891		07/08/2026	1891962222 - street lights - KA Steel path			$46.19		

Village of Lemont

Payment Register

From Payment Date: 7/14/2026 - To Payment Date: 7/27/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name		Transaction Amount	Reconciled Amount	Difference
	26-07-5960		07/08/2026	5960296035 - 1153 State St well#3			$8,618.52			
	26-07-4974		07/08/2026	4974273000 - 1345 Acorn St lift station			$97.94			
	26-07-4007		07/08/2026	4007082222 - 13488 S Archer Ave lift station			$257.93			
	26-07-6058		07/09/2026	6058324000 - street lights - 44 Stephen St			$132.79			
	26-07-6027		07/08/2026	6027474000 - charging station - 1001 Main St			$169.39			
	26-07-0372		07/08/2026	0372871222 - Main St lift station Bell Rd, Main St			$173.71			
	26-07-1276		07/08/2026	1276772222 - 55 Stephen St safety village			$267.38			
	26-07-0135		07/08/2026	0135005000 - 12799 Marble St lift station			$88.85			
	26-07-9207		07/08/2026	9207333000 - 0 N New Ave 101 Main St			$409.69			
	26-07-4863		07/08/2026	4863382222 - 310 River Street			$1,122.40			
	26-07-1564		07/08/2026	1564676000 - street lights - 411 Singer Ave rear			$165.95			
	26-07-3410		07/08/2026	3410135000 - 322 Main St village greens			$67.81			
	26-07-1056		07/08/2026	1056633000 - street lights - 47 Stevens St			$219.79			
	26-06-2567		07/06/2026	2567508000 - street lights - 0 Stephen St in alley off Canal			$325.53			
	26-06-2378		07/06/2026	2378636000 - Ed Bossert Dr Metro 0 E State St			$17.91			
	26-06-1305		07/06/2026	1305761222 - street lights - Stephen St 1 S River St			$113.89			
	26-07-7570		07/08/2026	7570714000 - street lights - 0 12701 Tre, 171			$55.26			
27391	07/27/2026	Open			Accounts Payable	GUARANTEED TECHNICAL SVCS & CONSULTING INC		$3,870.00		
	Invoice		Date	Description			Amount			
	2026-174		07/13/2026	JUNE & JULY IT SUPPORT			$3,870.00			
27392	07/27/2026	Open			Accounts Payable	ILLINOIS STATE POLICE		$30.00		
	Invoice		Date	Description			Amount			
	2026073613-3		07/13/2026	C. PIASECKI			$30.00			
27393	07/27/2026	Open			Accounts Payable	ILLINOIS TOLLWAY		$32.60		
	Invoice		Date	Description			Amount			
	G129000009716		07/13/2026	04.01.26-6.30.26 COMM. DEV. VEHICLE TOLLS			$32.60			
27394	07/27/2026	Open			Accounts Payable	INTOXIMETERS		$3,984.00		
	Invoice		Date	Description			Amount			
	819366		07/13/2026	JULY 2026 PBT EQUIP. AND ACCESSORIES			$3,984.00			
27395	07/27/2026	Open			Accounts Payable	LEMONT FIRE PROTECTION DISTRICT		$1,900.00		
	Invoice		Date	Description			Amount			
	26-07-20 FPD		07/13/2026	MAY-JUNE 2026 LAND CASH			$1,900.00			
27396	07/27/2026	Open			Accounts Payable	LEMONT HIGH SCHOOL DIST 210		$16,876.00		
	Invoice		Date	Description			Amount			
	26-07-20 D210		07/13/2026	MAY-JUNE 2026 LAND CASH			$16,876.00			
27397	07/27/2026	Open			Accounts Payable	LEMONT PARK DISTRICT		$35,727.00		
	Invoice		Date	Description			Amount			
	70826		07/13/2026	JULY 3RD 2026 FIREWORKS SHOW CONTRIBUTION			$15,000.00			
	26-07-20 PKD		07/13/2026	MAY-JUNE 2026 LAND CASH			$20,727.00			
27398	07/27/2026	Open			Accounts Payable	LEMONT VFW POST 5819		$560.00		
	Invoice		Date	Description			Amount			
	26-09-14 VFW		07/13/2026	Lemont VFW Golf Outing 2026			$560.00			

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27399	07/27/2026	Open			Accounts Payable	LEMONT-BROMBEREK COMBINED SCHOOL DIST 113A	$33,407.70		
	Invoice		Date	Description			Amount		
	26-07-20 113A		07/13/2026	MAY-JUNE 2026 LAND CASH			$33,407.70		
27400	07/27/2026	Open			Accounts Payable	Market on State	$22,589.91		
	Invoice		Date	Description			Amount		
	26.07.17 PM		07/13/2026	FEB-APRIL 2026 SALES TAX REBATE			$22,589.91		
27401	07/27/2026	Open			Accounts Payable	MCMASTER-CARR SUPPLY CO	$68.49		
	Invoice		Date	Description			Amount		
	67922031		07/07/2026	supplies, hydrant ring			$68.49		
27402	07/27/2026	Open			Accounts Payable	MENARDS	$276.92		
	Invoice		Date	Description			Amount		
	75733		07/01/2026	tools/Le Monster plywood			$180.19		
	75778		07/02/2026	supplies			$40.56		
	75919		07/05/2026	repair supplies			$38.96		
	76050		07/08/2026	repair supplies			$3.34		
	75951		07/06/2026	repair supplies			$13.87		
27403	07/27/2026	Open			Accounts Payable	MIDWEST 911, INC.	$1,880.00		
	Invoice		Date	Description			Amount		
	1727		06/16/2026	light programming and repairs			$1,880.00		
27404	07/27/2026	Open			Accounts Payable	OCCUPATIONAL HEALTH CENTERS OF ILLINOIS, P.C.	$631.00		
	Invoice		Date	Description			Amount		
	1017623295		07/13/2026	JUNE 2026 PRE EMPLOYMENT			$358.00		
	1017647404		07/13/2026	JUNE 2026 RANDOM TESTING			$90.00		
	1017688561		07/13/2026	JULY 2026 PRE EMPLOYMENT			$183.00		
27405	07/27/2026	Open			Accounts Payable	OFFICE OF THE ILLINOIS ATTORNEY GENERAL	$30.00		
	Invoice		Date	Description			Amount		
	2026073613-2		07/13/2026	C. PIASECKI			$30.00		
27406	07/27/2026	Open			Accounts Payable	OLDE ENGLISH GARDENS	$13,985.00		
	Invoice		Date	Description			Amount		
	1107		07/14/2026	Front St streetscape & landscape revitalization			$13,985.00		
27407	07/27/2026	Open			Accounts Payable	ORCHARD HILL CONSTRUCTION	$3,000.00		
	Invoice		Date	Description			Amount		
	NRES-25-44 T		07/13/2026	REFUND-1387 BAIMBRIDGE CT			$500.00		
	NRES-25-99 C		07/13/2026	REFUND-1388 BAIMBRIDGE CT			$1,000.00		
	NRES-25-99 T		07/13/2026	REFUND-1388 BAIMBRIDGE CT			$500.00		
	NRES-25-51 C		07/13/2026	REFUND-1389 BAIMBRIDGE CT			$1,000.00		
27408	07/27/2026	Open			Accounts Payable	POELLOT, JOSHUA, J	$525.00		
	Invoice		Date	Description			Amount		
	70126		07/13/2026	VIDEO SERVICES - JUNE 2026			$525.00		
27409	07/27/2026	Open			Accounts Payable	PULTE GROUP	$128,000.00		
	Invoice		Date	Description			Amount		
	NRES-25-136 C		07/13/2026	REFUND-12655 DERRY DR			$1,000.00		
	NRES-25-105 TL		07/13/2026	REFUND-12656 DERRY DR			$13,000.00		

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	NRES-25-105 C		07/13/2026	REFUND-12656	DERRY RD		$1,000.00			
	NRES-25-103 TL		07/13/2026	REFUND-12419	CONNEELY CT		$5,500.00			
	NRES-25-103 C		07/13/2026	REFUND-12419	CONNEELY CT		$1,000.00			
	NRES-25-98 TL		07/13/2026	REFUND-12602	EILEEN ST.		$13,000.00			
	NRES-25-98 C		07/13/2026	REFUND-12602	EILEEN ST.		$1,000.00			
	NRES-25-36 TL		07/13/2026	REFUND-12592	MAGGIE DR		$13,000.00			
	NRES-25-96 TL		07/13/2026	REFUND-12426	KILLARNEY DR		$5,500.00			
	NRES-25-96 C		07/13/2026	REFUND-12426	KILLARNEY DR		$1,000.00			
	NRES-25-111 TL		07/13/2026	REFUND-12432	KILLARNEY DR		$5,500.00			
	NRES-25-111 C		07/13/2026	REFUND-12432	KILLARNEY DR		$1,000.00			
	NRES-25-92 TL		07/13/2026	REFUND-12791	MADDOX DR		$13,000.00			
	NRES-25-92 C		07/13/2026	REFUND-12791	MADDOX DR		$1,000.00			
	NRES-25-65 TL		07/13/2026	REFUND-12652	DERRY DR		$5,500.00			
	NRES-25-65 C		07/13/2026	REFUND-12652	DERRY DR		$1,000.00			
	NRES-25-101 C		07/13/2026	REFUND-12456	PORTRUSH LN		$1,000.00			
	NRES-25-62 TL		07/13/2026	REFUND-12420	KILLARNEY DR		$13,000.00			
	NRES-25-62 C		07/13/2026	REFUND-12420	KILLARNEY DR		$1,000.00			
	NRES-25-101 TL		07/13/2026	REFUND-12456	PORTRUSH LN		$13,000.00			
	NRES-25-36 C		07/13/2026	REFUND-12592	MAGGIE DR		$1,000.00			
	NRES-25-116 C		07/13/2026	REFUND-12742	CORBETT CT		$1,000.00			
	NRES-25-115 C		07/13/2026	REFUND-12750	CORBETT CT		$1,000.00			
	NRES-25-114 C		07/13/2026	REFUND-12554	EILEEN ST		$1,000.00			
	NRES-25-94 TL		07/13/2026	REFUND-12452	PORTRUSH LN		$13,000.00			
	NRES-25-94 C		07/13/2026	REFUND-12452	PORTRUSH LN		$1,000.00			
27410	07/27/2026	Open			Accounts Payable	SAFETY KLEEN		$196.08		
	Invoice		Date	Description			Amount			
	100194078		07/09/2026	parts washer			$196.08			
27411	07/27/2026	Open			Accounts Payable	SOSIN, ARNOLD & SCHOENBECK LTD		$1,300.00		
	Invoice		Date	Description			Amount			
	5908		07/13/2026	JUNE 2026 ADMINISTRATIVE HEARINGS			$1,300.00			
27412	07/27/2026	Open			Accounts Payable	TREASURER, STATE OF ILLINOIS		$5.00		
	Invoice		Date	Description			Amount			
	2026073613-1		07/13/2026	C. PIASECKI			$5.00			
27413	07/27/2026	Open			Accounts Payable	Uniforms Direct LLC		$331.00		
	Invoice		Date	Description			Amount			
	O1010012		07/13/2026	VEST CARRIER - CAMARDO			$331.00			
27414	07/27/2026	Open			Accounts Payable	UNITED RENTALS (NORTH AMERICA), INC.		$464.00		
	Invoice		Date	Description			Amount			
	263573005-002		06/30/2026	hose rental			$464.00			
27415	07/27/2026	Open			Accounts Payable	VILLAGE OF HOMER GLEN		$11,105.79		
	Invoice		Date	Description			Amount			
	26.07.17 HG		07/13/2026	FEB-APRIL 2026 SALES TAX REBATE			$11,105.79			
27416	07/27/2026	Open			Accounts Payable	BUFFALO ROOFING & EXTERIORS		$1,000.00		
	Invoice		Date	Description			Amount			
	ROOF-26-92 C		07/13/2026	REFUND-220 FREEHAUF ST			$1,000.00			

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27417	07/27/2026	Open			Accounts Payable	GALVAN CEDAR WOODWORK, INC.	$1,000.00		
	Invoice		Date	Description		Amount			
	FENC-26-29 C		07/13/2026	REFUND-13383 ADELINE CIR		$1,000.00			
27418	07/27/2026	Open			Accounts Payable	KAM CONSTRUCTION	$1,000.00		
	Invoice		Date	Description		Amount			
	ARES-26-23 C		07/13/2026	REFUND-13813 AMELIA DR		$1,000.00			
27419	07/27/2026	Open			Accounts Payable	KEENAN, MICHELE	$1,000.00		
	Invoice		Date	Description		Amount			
	SIGN-23-13 C		07/13/2026	REFUND-1251 STATE ST UNIT # 103		$1,000.00			
27420	07/27/2026	Open			Accounts Payable	LASSAK, MAREK	$1,000.00		
	Invoice		Date	Description		Amount			
	PATI-26-29 C		07/13/2026	REFUND-1108 COVINGTON DR		$1,000.00			
27421	07/27/2026	Open			Accounts Payable	MIDWEST FIRE & SECURITY	$1,000.00		
	Invoice		Date	Description		Amount			
	ALRM-25-6 C		07/13/2026	REFUND-13275 MAIN ST		$1,000.00			
27422	07/27/2026	Open			Accounts Payable	MIDWEST MECHANICAL	$1,000.00		
	Invoice		Date	Description		Amount			
	HVAC-24-28 C		07/13/2026	REFUND - 40 TIMBERLINE DR		$1,000.00			
27423	07/27/2026	Open			Accounts Payable	MIDWEST MECHANICAL	$1,000.00		
	Invoice		Date	Description		Amount			
	HVAC-24-27 C		07/13/2026	REFUND - 40 TIMBERLINE DR		$1,000.00			
27424	07/27/2026	Open			Accounts Payable	PATEL, MITHIL	$1,000.00		
	Invoice		Date	Description		Amount			
	PATI-25-104 C		07/13/2026	REFUND-12894 ROSA LN		$1,000.00			
27425	07/27/2026	Open			Accounts Payable	PATEL, MITHIL	$1,000.00		
	Invoice		Date	Description		Amount			
	ARES-24-34 C		07/13/2026	REFUND-12894 ROSA LN		$1,000.00			
27426	07/27/2026	Open			Accounts Payable	PTASZEK, JAN	$1,000.00		
	Invoice		Date	Description		Amount			
	NCOM-24-1 C		07/13/2026	REFUND-215 MAIN ST		$1,000.00			
27427	07/27/2026	Open			Accounts Payable	SCHATZ, JANET	$22.80		
	Invoice		Date	Description		Amount			
	26.07.10.JS		07/13/2026	MARKETING - GOLF BASKET MILEAGE REIMBURSEMENT 07.10.26		$22.80			
27428	07/27/2026	Open			Accounts Payable	WOODRIDGE ENTERPRISES	$1,000.00		
	Invoice		Date	Description		Amount			
	ROOF-26-58 C		07/13/2026	REFUND-31 E LOGAN ST		$1,000.00			
27429	07/27/2026	Open			Accounts Payable	WU, XINGFU	$60.00		
	Invoice		Date	Description		Amount			
	26.07.10.JS		07/13/2026	REFUND - VEHICLE STICKER 13848 AMELIA DR 2026		$60.00			
27430	07/27/2026	Open			Accounts Payable	GHA Technologies, Inc.	$26,219.08		
	Invoice		Date	Description		Amount			
	2039678		07/13/2026	MS 365 BUSINESS STANDARD ANNUAL 2026		$32.66			

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	2043847		07/13/2026	2026 MS 365 RENEWAL-BUSI. STD, BASIC, P2, E3, ONLINE ARCHIVING			$26,186.42			
Type Check Totals:					50 Transactions			$374,864.60		
EFT										
5134	07/15/2026	Reconciled		07/14/2026	Accounts Payable	FM BANKCARD PROCESSING CENTER		$64,439.44	$64,439.44	$0.00
	Invoice		Date	Description			Amount			
	2027-00000076		07/15/2026	JUNE 2026 PROCUREMENT CARD			$64,439.44			
5135	07/15/2026	Reconciled		07/17/2026	Accounts Payable	ILLINOIS MUNICIPAL RETIREMENT FUND		$52,157.70	$52,157.70	$0.00
	Invoice		Date	Description			Amount			
	2027-00000077		07/10/2026	JUNE 2026 IMRF CONTRIBUTIONS			$52,157.70			
5136	07/15/2026	Reconciled		07/15/2026	Accounts Payable	PITNEY BOWES RESERVE ACCOUNT		$1,000.00	$1,000.00	$0.00
	Invoice		Date	Description			Amount			
	26.07.15 PBPP		07/15/2026	JULY POSTAGE			$1,000.00			
5137	07/15/2026	Reconciled		07/15/2026	Accounts Payable	AMALGAMATED BANK OF CHICAGO		$4,820.71	$4,820.71	$0.00
	Invoice		Date	Description			Amount			
	07.15.26 ABOC		07/15/2026	IEPA/WRF270; L17-6912			$4,820.71			
5138	07/27/2026	Open			Accounts Payable	ACCURATE EMPLOYMENT SCREENING, LLC		$180.60		
	Invoice		Date	Description			Amount			
	AUR2439357		07/13/2026	JUNE 2026 PRE EMPLOYMENT			$180.60			
5139	07/27/2026	Open			Accounts Payable	ANCEL, GLINK, P.C.		$29,567.75		
	Invoice		Date	Description			Amount			
	26-07-09 AG		07/13/2026	JUNE 2026 SERVICES			$29,567.75			
5140	07/27/2026	Open			Accounts Payable	AVALON PETROLEUM COMPANY		$11,251.04		
	Invoice		Date	Description			Amount			
	001991		07/07/2026	1600 gallons regular			$5,735.84			
	002128		07/15/2026	1500 gallons regular			$5,515.20			
5141	07/27/2026	Open			Accounts Payable	BEECHEN & DILL HOMES INC		$35,607.00		
	Invoice		Date	Description			Amount			
	NRES-25-89 TL		07/13/2026	REFUND-12900 MARBLE ST			$5,500.00			
	NRES-25-89 C		07/13/2026	REFUND-12900 MARBLE ST			$1,000.00			
	NRES-25-113 TL		07/13/2026	REFUND-12920 MARBLE ST			$28,107.00			
	NRES-25-113 C		07/13/2026	REFUND-12920 MARBLE ST			$1,000.00			
5142	07/27/2026	Open			Accounts Payable	BRAD MANNING FORD INC		$333.11		
	Invoice		Date	Description			Amount			
	341330-1		07/02/2026	wiper blades			$58.26			
	343112		07/16/2026	parts			$274.85			
5143	07/27/2026	Open			Accounts Payable	BURNS MECHANICAL INC		$450.00		
	Invoice		Date	Description			Amount			
	18552		07/20/2026	backflow testing			$450.00			

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5144	07/27/2026	Open			Accounts Payable	CDW GOVERNMENT	$230.99		
	Invoice		Date	Description			Amount		
	AK1S97X		07/13/2026	HP OFFICEJET PRO PRINTER - RADOMSKI			$230.99		
5145	07/27/2026	Open			Accounts Payable	CHRISTINA SMITH	$70.84		
	Invoice		Date	Description			Amount		
	07.15.26 CS		07/13/2026	SHIP FROM FL - LAPTOP C. SMITH			$70.84		
5146	07/27/2026	Open			Accounts Payable	CIRCLE K STORES INC.	$743.38		
	Invoice		Date	Description			Amount		
	2361609		07/13/2026	FLEET CAR WASH SERVICES - MAY 2026			$371.69		
	2408419		07/13/2026	FLEET CAR WASH SERVICES - JUNE 2026			$371.69		
5147	07/27/2026	Open			Accounts Payable	CIVICPLUS	$1,111.32		
	Invoice		Date	Description			Amount		
	379270		07/13/2026	ONLINE CODE HOSTING 9/01/26-8/31/27			$1,111.32		
5148	07/27/2026	Open			Accounts Payable	EICH'S SPORTS, INC.	$1,125.00		
	Invoice		Date	Description			Amount		
	26-03-31 ES		07/13/2026	A. HOWARD E CERTIFICATE			$200.00		
	26-04-22 ES		07/13/2026	J. ORDOGNE E CERTIFICATE			$200.00		
	26-05-20 ES		07/13/2026	L. FARYNIAZ E CERTIFICATE			$200.00		
	26-05-01 ES		07/13/2026	MILESTONE ANNIVERSARY - R. LOBURGIO E CERTIFICATE			$100.00		
	26-07-08 ES		07/13/2026	MILESTONE ANNIVERSARY 2026			$425.00		
5149	07/27/2026	Open			Accounts Payable	EMPOWER HEALTH SERVICES LLC	$6,936.31		
	Invoice		Date	Description			Amount		
	EHS2026340		07/13/2026	APRIL 2026 BIOMETRICS			$6,936.31		
5150	07/27/2026	Open			Accounts Payable	Ferguson Enterprises, LLC DBA Water Resources	$8,775.00		
	Invoice		Date	Description			Amount		
	0558962		07/17/2026	water meters			$8,775.00		
5151	07/27/2026	Open			Accounts Payable	GARY R. WEBER ASSOCIATES INC	$11,386.25		
	Invoice		Date	Description			Amount		
	23259		07/09/2026	Kettering pond maintenance			$5,100.00		
	23276		07/10/2026	Kettering pond maintenance			$6,286.25		
5152	07/27/2026	Open			Accounts Payable	HR GREEN, INC.	$192,608.06		
	Invoice		Date	Description			Amount		
	204621		07/13/2026	2502920.01 05/23-06/26/26 VILLAGE OF LEMONT FIRE PROT. DIST. #1			$2,914.73		
	204468		07/13/2026	2502920 THRU 06/30/26 LEMONT FIRE PROTECTION DIST. NO 1			$1,758.75		
	204519		07/13/2026	2303400 05/23-06/26/26 REILLY'S MEADOW PUD			$300.00		
	204520		07/13/2026	2303402 05/23-6/26/26 EQUESTRIAN VILLAGE SUBD.			$390.00		
	204521		07/13/2026	2303417 05/23-06/26/26 GLENEAGLES PUD			$1,200.00		
	204522		07/13/2026	2303418 05/23-06/26/26 COPPER RIDGE PUD			$260.00		
	204565		07/13/2026	2303916 05/23-06/26/26 RUFFLED FEATHERS DRAINAGE			$395.00		
	204583		07/13/2026	2402055 05/23-06/26/26 13769 MAIN ST. PARKING LOT EXPANSION			$300.00		

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	204589		07/13/2026	2402476 05/23-06/26/26 GRAND PRAIRIE WATER COM. WATER TOWER SITE			$1,518.50			
	204619		07/13/2026	2502494.01 05/23-06/26/26 SILVER CROSS EXPANSION-INSPECTION			$1,211.76			
	204658		07/13/2026	2503304 05/23-06/26/2026 DERBY FARMS PARK			$4,092.50			
	204659		07/13/2026	2503306 THRU 06/26/26 COPPER RIDGE WEST			$237.06			
	204653		07/13/2026	2503078 05/23-06/26/26 ROLLING MEADOWS PHASE 4			$195.00			
	204673		07/13/2026	2602275 05/23-6/26/26 BLOCK MARKET. LANDS. WASTE TRANSFER SYSTEM			$790.00			
	204530		07/13/2026	2502676 06/01-06/30/2026 131ST & DERBY RD TRAFFIC SIGNAL			$12,466.75			
	204566		07/13/2026	2303923.02 05/23-06/26/26 SURVEYING HIGH RD VERTICAL CLEARANCE			$2,450.00			
	203037		07/13/2026	2502493 05.01-05.22.26 SEVEN OAKS TOWNHOMES-PH2			$650.00			
	203440		06/10/2026	Clearwave Village wide fiber 2503730.01			$698.00			
	203922		06/23/2026	IEPA RIsk and Resilience Assessment			$2,372.28			
	204194		06/29/2026	Lead Service Line Replacement Phase 2 design eng and bidding			$1,511.72			
	204466		07/07/2026	Clearwave Village wide fiber permit review			$1,760.00			
	204664		07/09/2026	Clearwave Village wide fiber			$13,221.66			
	204509		07/08/2026	Stephen Street Retaining Wall construction engineering2303238.01			$910.25			
	4-204531		07/08/2026	State Street Resurfacing Cass St to 127th St Phase III Const Eng			$32,955.60			
	204523		07/08/2026	PW Annex landscaping, material storage, paving const eng			$5,228.00			
	204567		07/08/2026	FY25 Village WIde Detention Basin Maintenance 2303927			$325.00			
	204591		07/09/2026	FY26 water main improvements construction engineering			$3,223.00			
	204592		07/09/2026	Bridge repairs Old Lemont Road construction eng			$1,845.00			
	204654		07/09/2026	26GM resurfacing const eng 2503275.01			$26,985.53			
	204655		07/09/2026	2026 Tree replacement design & const eng 2503280			$312.50			
	204656		07/09/2026	2026 Sidewalk replacement design eng 2503281			$377.50			
	204657		07/09/2026	2026 I & I Improvements design & const eng 2503282			$3,004.35			
	204660		07/09/2026	MWRD sanitary sewer flow monitoring			$1,560.00			
	204669		07/09/2026	Parking Garage phase 2 construction engineering			$2,520.55			
	204670		07/09/2026	GIS Horizontal Location phase II 2602263			$7,500.00			
	204671		07/09/2026	GIS Utility Surveying Attributes phase I 2602264			$25,000.00			
	204674		07/09/2026	IDOT TARP (truck access route program) Application-127th & High			$4,207.88			
	198223		02/02/2026	Archer & Derby PW Annex Landscaping Material Storage Bins Paving			$5,377.00			
	202989		07/13/2026	2303195.01 05/01/26-05/22/2026 Rilly's Point Parking Lot			$3,246.53			
	204667		07/08/2026	general engineering services 5/23/26-6/26/26			$16,536.91			
	202987		07/13/2026	2303246-05/01-05/22/26 MARBLE LANDING			$798.75			

Village of Lemont

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
5153	07/27/2026	Open			Accounts Payable	HY-TEST SAFETY SHOE SERVICE	$184.99		
	Invoice		Date	Description			Amount		
	5046339		07/09/2026	uniforms Jamie			$184.99		
5154	07/27/2026	Open			Accounts Payable	ILLINOIS LAW ENFORCEMENT ALARM SYSTEM	$120.00		
	Invoice		Date	Description			Amount		
	DUES15104		07/13/2026	07.01.26-06.30.27 ILEAS ANNUAL MEMBERSHIIP			$120.00		
5155	07/27/2026	Open			Accounts Payable	ILLINOIS TAX INCREMENT ASSOCIATION	$650.00		
	Invoice		Date	Description			Amount		
	00720		07/13/2026	ANNUAL DUES 07.01.26-06.30.27			$650.00		
5156	07/27/2026	Open			Accounts Payable	ITREES.COM, INC	$3,037.00		
	Invoice		Date	Description			Amount		
	2404033-2F		07/21/2026	2025 Tree replacement program			$3,037.00		
5157	07/27/2026	Open			Accounts Payable	JAMES MAILHIOT	$1,000.00		
	Invoice		Date	Description			Amount		
	26		07/13/2026	06.22-06.30.26 HEALTH INSPECTIONS			$1,000.00		
5158	07/27/2026	Open			Accounts Payable	JOHNSON CONTROLS SECURITY SOLUTIONS	$1,386.80		
	Invoice		Date	Description			Amount		
	42610685		07/11/2026	alarm monitoring 8/1/26-10/31/26-11305874			$173.35		
	42610684		07/11/2026	alarm monitoring 8/1/26-10/31/26-113055863			$173.35		
	42610686		07/11/2026	alarm monitoring 8/1/26-10/31/26-113055922			$173.35		
	42610687		07/11/2026	alarm monitoring 8/1/26-10/31/26-113055955			$173.35		
	42610689		07/11/2026	alarm monitoring 8/1/26-10/31/26-113055958			$173.35		
	42610682		07/11/2026	alarm monitoring 8/1/26-10/31/26-113060055			$173.35		
	42610688		07/11/2026	alarm monitoring 8/1/26-10/31/26-113055957			$173.35		
	42610690		07/11/2026	alarm monitoring 8/1/26-10/31/26-113055987			$173.35		
5159	07/27/2026	Open			Accounts Payable	LEMONT PUBLIC LIBRARY DISTRICT	$2,813.51		
	Invoice		Date	Description			Amount		
	26-07-20 LIB		07/13/2026	MAY-JUNE 2026 LAND CASH			$2,813.51		
5160	07/27/2026	Open			Accounts Payable	LENNY'S GAS N WASH ARCHER, LLC	$11,164.11		
	Invoice		Date	Description			Amount		
	26.07.17 LG		07/13/2026	FEB-APRIL 2026 SALES TAX REBATE			$11,164.11		
5161	07/27/2026	Open			Accounts Payable	LYONS ELECTRIC CO	$3,252.00		
	Invoice		Date	Description			Amount		
	20356		06/30/2026	26GM traffic signal maintenance Local			$735.00		
	34567		06/30/2026	26GM traffic signal maintenance Local			$1,027.00		
	34630		06/30/2026	26GM traffic signal maintenance - local			$720.00		
	34553		06/17/2026	26GM traffic signal maintenance - local			$400.00		
	34485		06/30/2026	box locates for State Street			$370.00		
5162	07/27/2026	Open			Accounts Payable	MEADE INC	$5,633.00		
	Invoice		Date	Description			Amount		
	717351		07/13/2026	EMERGENCY VEHICLE PRE-EMPTION 06.19.26			$518.00		
	717352		07/13/2026	EMERGENCY VEHICLE PRE-EMPTION 06.19.26			$633.00		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	717353		07/13/2026	EMERGENCY VEHICLE PRE-EMPTION 06.19.26		$4,482.00			
5163	07/27/2026	Open			Accounts Payable	MORRIS ENGINEERING, INC.	$5,540.00		
	Invoice		Date	Description		Amount			
	26-11153		07/13/2026	JUNE 2026 MEI PLAN REVIEW		$5,540.00			
5164	07/27/2026	Open			Accounts Payable	NORTHERN ILLINOIS REAL ESTATE MAGAZINE	$100.00		
	Invoice		Date	Description		Amount			
	26-06-30 RE		07/13/2026	ECONOMIC DEV. AD LISTING - JUNE 2026		$100.00			
5165	07/27/2026	Open			Accounts Payable	PAYLOCITY CORPORATION	$1,435.10		
	Invoice		Date	Description		Amount			
	INV3928653		07/13/2026	JULY 2026 COMPLETE HCM SOLUTION		$1,435.10			
5166	07/27/2026	Open			Accounts Payable	PRESECKY, BRIGID	$600.00		
	Invoice		Date	Description		Amount			
	41084		07/13/2026	07.17.26 BIG BOY TRAIN VIDEO/PHOTOGRAPHY		$600.00			
5167	07/27/2026	Open			Accounts Payable	QUINLAN SECURITY SYSTEMS	$428.00		
	Invoice		Date	Description		Amount			
	22666		07/14/2026	key fobs		$428.00			
5168	07/27/2026	Open			Accounts Payable	RAG'S ELECTRIC	$800.00		
	Invoice		Date	Description		Amount			
	1632		07/07/2026	contactor repair River Rd		$800.00			
5169	07/27/2026	Open			Accounts Payable	RAINBOW CLEANING SPECIALIST INC.,YORA CLEANING	$5,307.75		
	Invoice		Date	Description		Amount			
	224094		07/13/2026	JULY 2026 CUSTODIAL SERVICES		$5,307.75			
5170	07/27/2026	Open			Accounts Payable	RAINBOW PRINTING	$761.85		
	Invoice		Date	Description		Amount			
	416256		07/13/2026	MARKET ON CANAL JULY 2026		$376.95			
	416258		07/13/2026	OUTSIDE PRINTING-RACK CARDS/BUS. CARDS J TATE		$384.90			
5171	07/27/2026	Open			Accounts Payable	ROADSAFE TRAFFIC SYSTEMS, INC.	$980.00		
	Invoice		Date	Description		Amount			
	279430		07/16/2026	26GM sign materials		$980.00			
5172	07/27/2026	Open			Accounts Payable	ROY GARCIA - RFG CONSULTING	$1,650.00		
	Invoice		Date	Description		Amount			
	0010-3		07/13/2026	6.28-07.04.26 JULY 3RD 07.05-07.11.26 CAR SHOW - LEMA CONSULTING		$1,650.00			
5173	07/27/2026	Open			Accounts Payable	RUSSO POWER EQUIPMENT	$1,210.48		
	Invoice		Date	Description		Amount			
	SPI21698916		07/14/2026	supplies		$366.66			
	SPI21701946		07/16/2026	supplies & parts		$193.83			
	SPI21701945		07/16/2026	trimmer		$649.99			

Village of Lemont

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
5174	07/27/2026	Open			Accounts Payable	SHIPLEY DESIGN GROUP, PLLC	$6,387.50		

Invoice	Date	Description	Amount
1084	07/13/2026	04.26 ICC COORDINATION, FRA, CRISI GRANT, SCM QSU REPORTS	$2,975.00
1085	07/13/2026	05.26 CDS DURBIN, IDOT ICC COORDINATION	$2,187.50
1086	07/13/2026	06.26 FRA CRISI GRANT, PLAT FOR COMED, SCM QSU REPORTS	$1,225.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
5175	07/27/2026	Open			Accounts Payable	SHOREWOOD HOME & AUTO, INC.	$444.18		

Invoice	Date	Description	Amount
03-526381	07/14/2026	container	$68.99
03-524484	07/02/2026	pole pruner, blades	$640.96
CM468490	07/01/2026	credit memo invoice 03-468490	($265.77)

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
5176	07/27/2026	Open			Accounts Payable	SOUTHWEST CENTRAL DISPATCH	$33,947.31		

Invoice	Date	Description	Amount
26.07.16 SCD	07/13/2026	AUGUST 2026 DISPATCH SERVICES	$33,947.31

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
5177	07/27/2026	Open			Accounts Payable	T.P.I. BUILDING CODE CONSULTANTS INC	$7,831.00		

Invoice	Date	Description	Amount
202606	07/13/2026	JUNE 2026-TPI PLAN REVIEW & BUILDING INSPECTION	$7,831.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
5178	07/27/2026	Open			Accounts Payable	TAI GINSBERG & ASSOCIATES LLC	$7,250.00		

Invoice	Date	Description	Amount
3976	07/13/2026	JUNE 2026 FEDERAL ADVOCACY & GRANTS CONSULTING SERVICES	$7,250.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
5179	07/27/2026	Open			Accounts Payable	TERMINAL SUPPLY CO.	$576.46		

Invoice	Date	Description	Amount
35270-00	07/17/2026	supplies	$576.46

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
5180	07/27/2026	Open			Accounts Payable	UNDERGROUND PIPE & VALVE CO INC	$650.00		

Invoice	Date	Description	Amount
080638	07/07/2026	bbox parts	$650.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
5181	07/27/2026	Open			Accounts Payable	UNIFIRST CORPORATION	$367.52		

Invoice	Date	Description	Amount
1651243349	07/13/2026	VH CARPET MATS	$183.76
1651247373	07/13/2026	VH CARPET MATS	$183.76

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
5182	07/27/2026	Open			Accounts Payable	Vital Records Holdings, LLC	$61.78		

Invoice	Date	Description	Amount
6625541	07/13/2026	VH SHREDDING - JUNE 2026	$61.78

Type EFT Totals:	49 Transactions	$528,364.84	$122,417.85	$0.00
FM-Clearing - Accounts Payable Totals				

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	50	$374,864.60	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	50	$374,864.60	$0.00

Village of Lemont

Payment Register

From Payment Date: 7/14/2026 - To Payment Date: 7/27/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	45	$405,946.99	$0.00
	Reconciled	4	$122,417.85	$122,417.85
	Voided	0	$0.00	$0.00
	Total	49	$528,364.84	$122,417.85

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	95	$780,811.59	$0.00
	Reconciled	4	$122,417.85	$122,417.85
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	99	$903,229.44	$122,417.85

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	**50**	**$374,864.60**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**50**	**$374,864.60**	**$0.00**

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	**45**	**$405,946.99**	**$0.00**
	Reconciled	**4**	**$122,417.85**	**$122,417.85**
	Voided	**0**	**$0.00**	**$0.00**
	Total	**49**	**$528,364.84**	**$122,417.85**

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	**95**	**$780,811.59**	**$0.00**
	Reconciled	**4**	**$122,417.85**	**$122,417.85**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**99**	**$903,229.44**	**$122,417.85**

Village of Lemont

Refunds in OpenGov

Building Permits/Contractor Licenses

7/8/26 - 7/22/26

Date Paid	Permit #	Permit Type	Applicant Name	Amount	Refund Method
7/8/2026	ROOF 26-84	ROOFING	ABC ROOFING & SIDING CO	$1,000.00	CREDIT CARD
7/20/2026	HVAC 26-4	HVAC	KURT BLOCKER	$1,000.00	CREDIT CARD

Total Refunds **$2,000.00**

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

Village of Lemont

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
FM-Clearing - Accounts Payable									
Check									
27431	08/05/2026	Open			Accounts Payable	VILLAGE OF FRANKFORT	$1,050.00		
	Invoice		Date	Description			Amount		
	27-0156		08/03/2026	HPC - NAPC CAMP TRAINING			$1,050.00		
27432	08/10/2026	Open			Accounts Payable	BERGLUND CONSTRUCTION COMPANY	$152,909.94		
	Invoice		Date	Description			Amount		
	2602262-1F		07/21/2026	Parking garage phase II improvements 2602262			$152,909.94		
27433	08/10/2026	Open			Accounts Payable	BEVERLY ENVIRONMENTAL LLC	$2,096.75		
	Invoice		Date	Description			Amount		
	52116		08/03/2026	225 Canal St landscaping maintenance			$983.75		
	52117		08/03/2026	14600 127th St landscape maintenance			$1,113.00		
27434	08/10/2026	Open			Accounts Payable	BLUDER'S TREE SERVICE & LANDSCAPING INC	$12,500.00		
	Invoice		Date	Description			Amount		
	5482		08/02/2026	7.27 storm damage cleanup			$12,500.00		
27435	08/10/2026	Open			Accounts Payable	BUILDERS ASPHALT, LLC	$131.10		
	Invoice		Date	Description			Amount		
	194887		07/28/2026	26GM blacktop			$131.10		
27436	08/10/2026	Open			Accounts Payable	CLEAR CHANNEL OUTDOOR INC	$4,200.00		
	Invoice		Date	Description			Amount		
	86067937		07/27/2026	RT. 66 BILLBOARDS - BULLETIN & POSTER 07.13.2026			$900.00		
	25187739		07/27/2026	RT 66 BILLBOARDS - BULLETIN & POSTER 07.13.26 -08.09.26			$3,300.00		
27437	08/10/2026	Open			Accounts Payable	COMED	$42,881.85		
	Invoice		Date	Description			Amount		
	26-07-8277		07/29/2026	8277215000 - street lights - 0 Main St Stephen St			$563.19		
	26-07-8611		07/29/2026	8611032222 - street lights - 0 Talcott E of Stephen			$200.73		
	26-07-7624		07/29/2026	7624242000 - street lights - 1080 Norwalk Rd			$2,725.40		
	26-07-5957		07/29/2026	5957861222 - street lights - 164 E Peiffer			$67.57		
	26-07-4935		07/29/2026	4935873000 - street lights - Illinois E of Stephen			$39.69		
	26-07-2378		07/29/2026	2378636000 - Ed Bossert Dr Metro 0 E State St			$20.45		
	26-07-1305		07/29/2026	1305761222 - street lights - Stephen St 1 S River St			$106.66		
	26-07-1294		07/29/2026	1294042222 - 0 W Stephen St 1 N Sanitary Canal			$10.27		
	26-07-6622		07/29/2026	6622962222 - 0 W State St 1 N Canal*festival			$49.81		
	26-07-8408		07/29/2026	8408754000 - 1695 Ashbury Dr			$261.99		
	26-07-2949		07/29/2026	2949892000 - 14411 131st St			$786.99		
	26-07-1168		07/29/2026	1168911222- 13675 McCarthy Rd well#6			$23,464.70		
	26-07-4080		07/29/2026	4080232111 - 1199 Arbor Dr			$103.56		
	26-07-8604		07/29/2026	8604313000 - 12163 Oak Tree Ln			$192.38		
	26-07-5699		07/30/2026	5699371222 - 12900 Waterford Dr Connemara lift station			$491.59		
	26-07-1574		07/30/2026	1574692222 - salt dome			$497.20		
	26-07-1373		07/30/2026	1373121222 - 731 Houston St well#4			$7,073.10		
	26-07-1265		07/30/2026	1265021222 - 12386 S Archer Ave			$144.08		

Village of Lemont

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	26-07-3107		07/17/2026	3107511222 - street lights - 0 Rolling Meadow Dr 127th St		$5,918.09			
	26-07-3475		07/22/2026	3475182116 - 12490 Derby Rd tower		$164.40			
27438	08/10/2026	Open			Accounts Payable	GORDON FLESCH COMPANY, INC.	$445.93		
	Invoice		Date	Description		Amount			
	IN15703845		07/27/2026	COPIES 06/21/26-07/20/26		$424.41			
	IN15701700		07/27/2026	416 COPIES 6/18-7/21/2026		$21.52			
27439	08/10/2026	Open			Accounts Payable	GUARANTEED TECHNICAL SVCS & CONSULTING INC	$4,590.00		
	Invoice		Date	Description		Amount			
	2026-180		07/27/2026	JULY IT SUPPORT		$1,260.00			
	2026-197		07/27/2026	JULY IT SUPPORT		$1,980.00			
	2026-183		07/27/2026	JULY IT SUPPORT		$1,350.00			
27440	08/10/2026	Open			Accounts Payable	HOMER INDUSTRIES, LLC.	$22,500.00		
	Invoice		Date	Description		Amount			
	S251269		08/04/2026	7.27 storm debris dump		$3,850.00			
	S251177		08/03/2026	7.27 storm debris dump		$3,200.00			
	S251097		07/31/2026	7.27 storm debris dump		$4,300.00			
	S251001		07/30/2026	7.27 storm debris dump		$3,150.00			
	S250937		07/29/2026	7.27 storm debris dump		$4,700.00			
	S251348		08/05/2026	7.27 storm debris dump		$3,300.00			
27441	08/10/2026	Open			Accounts Payable	JX TRUCK CENTER - BOLINGBROOK	$377.60		
	Invoice		Date	Description		Amount			
	22409840P		07/31/2026	parts		$377.60			
27442	08/10/2026	Open			Accounts Payable	KIMBALL MIDWEST	$78.26		
	Invoice		Date	Description		Amount			
	104688468		07/27/2026	supplies		$78.26			
27443	08/10/2026	Open			Accounts Payable	MCGILL CONSTRUCTION LLC	$60,796.80		
	Invoice		Date	Description		Amount			
	2303726-PE1		08/05/2026	PW Annex Landscaping, material storage, paving site improvement		$60,796.80			
27444	08/10/2026	Open			Accounts Payable	MCMASTER-CARR SUPPLY CO	$79.56		
	Invoice		Date	Description		Amount			
	68638392		07/20/2026	valve hydrant meter		$79.56			
27445	08/10/2026	Open			Accounts Payable	MENARDS	$245.09		
	Invoice		Date	Description		Amount			
	77072		07/29/2026	supplies		$8.90			
	76599		07/20/2026	boards		$236.19			
27446	08/10/2026	Open			Accounts Payable	MIDWEST 911, INC.	$850.00		
	Invoice		Date	Description		Amount			
	1816		07/28/2026	decommission 21-3		$850.00			
27447	08/10/2026	Open			Accounts Payable	MONROE TRUCK EQUIPMENT	$1,154.93		
	Invoice		Date	Description		Amount			
	61327		07/22/2026	tool box		$1,154.93			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
27448	08/10/2026	Open			Accounts Payable	ORCHARD HILL CONSTRUCTION	$500.00		
	Invoice		Date	Description			Amount		
	NRES-25-51 T		07/29/2026	REFUND - 1389 BAIMBRIDGE CT			$500.00		
27449	08/10/2026	Open			Accounts Payable	POELLOT, JOSHUA, J	$525.00		
	Invoice		Date	Description			Amount		
	80126		07/27/2026	JULY 2026 A/V SUPPORT			$525.00		
27450	08/10/2026	Open			Accounts Payable	PULTE GROUP	$32,000.00		
	Invoice		Date	Description			Amount		
	NRES-25-133 C		07/29/2026	REFUND - 12444 KILLARNEY DR			$1,000.00		
	NRES-25-100 C		07/29/2026	REFUND - 12460 PORTRUSH LN			$1,000.00		
	NRES-25-100 TL		07/29/2026	REFUND - 12460 PORTRUSH LN			$13,000.00		
	NRES-25-121 C		07/29/2026	REFUND - 12759 CORBETT CT			$1,000.00		
	NRES-25-120 C		07/29/2026	REFUND - 12525 ROSSAVEAL WAY			$1,000.00		
	NRES-25-137 C		07/29/2026	REFUND - 12659 DERRY DR			$1,000.00		
	NRES-25-95 C		07/29/2026	REFUND - 12448 PORTRUSH LN			$1,000.00		
	NRES-25-95 TL		07/29/2026	REFUND - 12448 PORTRUSH LN			$13,000.00		
27451	08/10/2026	Open			Accounts Payable	TERRA ENGINEERING LTD.	$4,602.33		
	Invoice		Date	Description			Amount		
	18-25691		07/27/2026	CANAL BANK RD 12.07.25-2.28.26			$4,602.33		
27452	08/10/2026	Open			Accounts Payable	TOM CALLAHAN PLUMBING CO., INC.	$245.00		
	Invoice		Date	Description			Amount		
	34657		07/22/2026	Marbella sprinkler repair			$245.00		
27453	08/10/2026	Open			Accounts Payable	TREASURER, STATE OF ILLINOIS	$2,940.00		
	Invoice		Date	Description			Amount		
	01078		07/27/2026	METRA LOT LEASE 8/01/26-7/31/27			$2,940.00		
27454	08/10/2026	Open			Accounts Payable	TYLER TECHNOLOGIES INC	$1,735.00		
	Invoice		Date	Description			Amount		
	045-567947		07/27/2026	JUNE 2026 - Initiation of Project Planning			$175.00		
	045-568302		07/27/2026	JUNE 11TH & 12TH HR TRAINING 2026			$1,560.00		
27455	08/10/2026	Open			Accounts Payable	VULCAN MATERIALS	$1,373.60		
	Invoice		Date	Description			Amount		
	7004337		07/24/2026	cert 6 stone			$1,373.60		
27456	08/10/2026	Open			Accounts Payable	WATER SERVICES COMPANY OF ILLINOIS, INC	$7,913.30		
	Invoice		Date	Description			Amount		
	43424		07/27/2026	remove and install 8" meter			$7,913.30		
27457	08/10/2026	Open			Accounts Payable	WEX FLEET UNIVERSAL	$137.45		
	Invoice		Date	Description			Amount		
	114237011		07/31/2026	retail fuel July 2026			$71.83		
	113567204		06/30/2026	retail fuel June 2026			$65.62		
27458	08/10/2026	Open			Accounts Payable	AT CONSTRUCTION INC	$1,000.00		
	Invoice		Date	Description			Amount		
	DECK-26-21 C		07/29/2026	REFUND - 30 W ROBERTA ST			$1,000.00		

Village of Lemont

Payment Register

From Payment Date: 7/28/2026 - To Payment Date: 8/10/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
27459	08/10/2026	Open			Accounts Payable	BELLISARIO, AMY	$60.00		
	Invoice		Date	Description			Amount		
	26-07-30 AB		07/27/2026	VEHICLE STICKER REFUND - AB 425 JANE CT			$60.00		
27460	08/10/2026	Open			Accounts Payable	CONCORDIA WIRELESS INC	$1,000.00		
	Invoice		Date	Description			Amount		
	MISC-24-3 C		07/29/2026	REFUND - 16300 ALBA ST			$1,000.00		
27461	08/10/2026	Open			Accounts Payable	ISPHF	$500.00		
	Invoice		Date	Description			Amount		
	26.19.08 ISPHF		07/27/2026	GOLF OUTING 08.19.26 OLD OAK COUNTRY CLUB			$500.00		
27462	08/10/2026	Open			Accounts Payable	JANA, BOB	$30.00		
	Invoice		Date	Description			Amount		
	26-08-06 BJ		07/27/2026	VEHICLE STICKER REFUND - JANA, BOB 410 PORTER ST			$30.00		
27463	08/10/2026	Open			Accounts Payable	KEASLER, WILLIAM, NATHAN	$40.00		
	Invoice		Date	Description			Amount		
	26-30-07 WNK		07/27/2026	VEHICLE STICKER REFUND - WNK 306 STEPHEN ST			$40.00		
27464	08/10/2026	Open			Accounts Payable	MHH CONSTRUCTION LLC	$1,000.00		
	Invoice		Date	Description			Amount		
	NRES-25-20 C		07/29/2026	REFUND - 12723 CARUSO CT			$1,000.00		
27465	08/10/2026	Open			Accounts Payable	RIVERO, STEVE	$1,000.00		
	Invoice		Date	Description			Amount		
	ARES-25-59 C		07/29/2026	REFUND - 15976 NEW AVE			$1,000.00		
27466	08/10/2026	Open			Accounts Payable	ASSOCIATED TECHNICAL SERVICES LTD.	$784.00		
	Invoice		Date	Description			Amount		
	42031		04/03/2026	leak locate 1154 Glenys			$784.00		
27467	08/10/2026	Open			Accounts Payable	GOLDY LOCKS INC	$175.00		
	Invoice		Date	Description			Amount		
	106135451		07/24/2026	door lock repair			$175.00		
27468	08/10/2026	Open			Accounts Payable	BAKER TILLY ADVISORY GROUP, LP	$7,350.00		
	Invoice		Date	Description			Amount		
	BTUS-10008392		07/27/2026	FY26 AUDIT			$7,350.00		
27469	08/10/2026	Open			Accounts Payable	P. T. FERRO CONSTRUCTION CO.	$86,083.69		
	Invoice		Date	Description			Amount		
	2503275.01-PE2		08/05/2026	2026 MFT Resurfacing 26-00000-00-GM			$86,083.69		
27470	08/10/2026	Open			Accounts Payable	RINGCENTRAL INC.	$11,231.49		
	Invoice		Date	Description			Amount		
	INVA844919096		07/27/2026	YEALINK(74), CISCO(5) AND EXP. PHONES 2026			$18,137.49		
	CMA255588		07/27/2026	CREDIT MEMO - YEALINK, CISCO & EXP. PHONES			($6,906.00)		
27471	08/10/2026	Open			Accounts Payable	LYONS VIEW MANUFACTURER & SUPPLY, INC.	$2,408.00		
	Invoice		Date	Description			Amount		
	14451		05/30/2026	antique green King luminaire			$2,408.00		

Village of Lemont

Payment Register

From Payment Date: 7/28/2026 - To Payment Date: 8/10/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
Type Check Totals:					41 Transactions		$471,521.67		
EFT									
5185	08/03/2026	Open			Accounts Payable	UNITED STATES POSTAL SERVICE	$2,258.54		
	Invoice		Date	Description			Amount		
	26.08.03 USPS		08/03/2026	AUGUST UB POSTAGE			$2,258.54		
5186	08/04/2026	Reconciled		08/06/2026	Accounts Payable	ILLINOIS MUNICIPAL RETIREMENT FUND	$51,738.89	$51,738.89	$0.00
	Invoice		Date	Description			Amount		
	JULY 2026 IMRF		08/04/2026	JULY IMRF CONTRIBUTIONS			$51,738.89		
5187	08/10/2026	Open			Accounts Payable	ANDRYSIAK, EDWARD OR PATRICIA	$1,147.49		
	Invoice		Date	Description			Amount		
	26-08-01 EA		07/27/2026	AUGUST 2026			$1,147.49		
5188	08/10/2026	Open			Accounts Payable	AVALON PETROLEUM COMPANY	$13,530.80		
	Invoice		Date	Description			Amount		
	002149		07/23/2026	1700 gallons regular			$6,525.62		
	042443		07/30/2026	1400 gallons diesel			$7,005.18		
5189	08/10/2026	Open			Accounts Payable	Ferguson Enterprises, LLC DBA Water Resources	$24,834.18		
	Invoice		Date	Description			Amount		
	0558776		08/03/2026	water meters			$15,600.00		
	0559483		07/22/2026	water meters			$860.00		
	0559873		07/24/2026	water meters			$5,850.00		
	0560290		07/29/2026	water meter			$1,185.25		
	0558497		07/29/2026	ball valves			$177.42		
	0558507		07/29/2026	clamps			$646.57		
	0558976		07/27/2026	clamp			$514.94		
5190	08/10/2026	Open			Accounts Payable	GARY R. WEBER ASSOCIATES INC	$700.00		
	Invoice		Date	Description			Amount		
	23455		07/27/2026	SEMI ANNUAL FIELD WORK & PREP. ANNUAL REPORT '26 ROLLING MEADOWS			$700.00		
5191	08/10/2026	Open			Accounts Payable	GFT INFASTRUCTURE, INC.	$1,500.00		
	Invoice		Date	Description			Amount		
	A0001026.000		07/27/2026	PZC REVIEW CASE COPPER RIDGE W. 06.01-06.30.26			$1,500.00		
5192	08/10/2026	Open			Accounts Payable	GHA Technologies, Inc.	$704.00		
	Invoice		Date	Description			Amount		
	2047679		07/27/2026	MS 365 RENEWAL-ENTRA ID PI			$704.00		
5193	08/10/2026	Open			Accounts Payable	GOVERNMENTAL CONSULTING SOLUTIONS INC	$3,000.00		
	Invoice		Date	Description			Amount		
	7391		07/27/2026	AUGUST 2026 CONSULTING SERVICES			$3,000.00		
5194	08/10/2026	Open			Accounts Payable	HR GREEN, INC.	$390.00		
	Invoice		Date	Description			Amount		
	204594		07/27/2026	2502493 MAY 23-JUNE 26, 2026 SEVEN OAKS TOWNHOMES-PH2			$260.00		
	204510		07/08/2026	Marble Landing foia			$130.00		

Payment Register

From Payment Date: 7/28/2026 - To Payment Date: 8/10/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
5195	08/10/2026	Open			Accounts Payable	HY-TEST SAFETY SHOE SERVICE	$369.98		
	Invoice		Date	Description		Amount			
	5046884		07/30/2026	boots Love		$184.99			
	5046712		07/23/2026	boots Cooper		$184.99			
5196	08/10/2026	Open			Accounts Payable	METROPOLITAN INDUSTRIES INC	$28,188.00		
	Invoice		Date	Description		Amount			
	INV086540		07/15/2026	data connection fees		$990.00			
	INV086900		07/29/2026	KSB D-max 100-230 pump replacement		$24,603.00			
	INV087101		07/31/2026	pump bypass repair		$2,145.00			
	INV087145		07/31/2026	plc fault repair		$450.00			
5197	08/10/2026	Open			Accounts Payable	MGT IMPACT SOLUTIONS, LLC	$1,294.13		
	Invoice		Date	Description		Amount			
	MGT38357		07/27/2026	FY27 BUDGET BOOK -JULY 2026 SERVICES		$1,294.13			
5198	08/10/2026	Open			Accounts Payable	ODELSON, MURPHEY, FRAZIER & MCGRATH LTD	$5,380.00		
	Invoice		Date	Description		Amount			
	1351		07/27/2026	JUNE 2026		$5,380.00			
5199	08/10/2026	Open			Accounts Payable	OTIS ELEVATOR CO	$28,829.50		
	Invoice		Date	Description		Amount			
	CYS20923001		07/27/2026	elevator door operator upgrade		$25,500.00			
	CYS20761001		07/20/2026	elevator repair		$1,180.50			
	CYS20908001		07/21/2026	witness fee		$2,149.00			
5200	08/10/2026	Open			Accounts Payable	OVERDOORS OF ILLINOIS	$3,612.00		
	Invoice		Date	Description		Amount			
	4211433		07/24/2026	west door repair		$3,612.00			
5201	08/10/2026	Open			Accounts Payable	PACE ANALYTICAL SERVICES, LLC	$1,192.00		
	Invoice		Date	Description		Amount			
	267222285		07/31/2026	sample testing		$1,192.00			
5202	08/10/2026	Open			Accounts Payable	PRESECKY, BRIGID	$300.00		
	Invoice		Date	Description		Amount			
	39520		07/27/2026	LEMONT DOWNTOWN PHOTOS FARMERS MARKET 07.14.26		$300.00			
5203	08/10/2026	Open			Accounts Payable	QUICKET SOLUTIONS INC	$3,336.67		
	Invoice		Date	Description		Amount			
	2843		07/27/2026	JULY 2026		$3,336.67			
5204	08/10/2026	Open			Accounts Payable	QUINLAN SECURITY SYSTEMS	$1,048.50		
	Invoice		Date	Description		Amount			
	39313		08/01/2026	door access		$406.08			
	39381		08/01/2026	door access		$213.06			
	39382		08/01/2026	door access		$429.36			
5205	08/10/2026	Open			Accounts Payable	RAG'S ELECTRIC	$555.00		
	Invoice		Date	Description		Amount			
	1655		08/03/2026	light repair		$555.00			
5206	08/10/2026	Open			Accounts Payable	ROUTE 66 ASPHALT COMPANY	$135.63		
	Invoice		Date	Description		Amount			
	78822		07/24/2026	26GM blacktop		$135.63			

Village of Lemont

Payment Register

From Payment Date: 7/28/2026 - To Payment Date: 8/10/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
5207	08/10/2026	Open			Accounts Payable	TAI GINSBERG & ASSOCIATES LLC	$7,250.00		
	Invoice		Date	Description		Amount			
	4013		07/27/2026	JULY 2026 FEDERAL ADVOCACY & GRANTS CONSULTING SERVICES		$7,250.00			
5208	08/10/2026	Open			Accounts Payable	THIRD MILLENIUM ASSOCIATES INC	$6,770.21		
	Invoice		Date	Description		Amount			
	34639		07/27/2026	2026 VEHICLE STICKER PROGRAM		$5,000.51			
	34815		07/27/2026	AUG UB BILLING & JULY PAST DUE BILLING		$1,769.70			
5209	08/10/2026	Open			Accounts Payable	TIFCO INDUSTRIES	$438.34		
	Invoice		Date	Description		Amount			
	77219074		07/21/2026	tools/supplies		$438.34			
5210	08/10/2026	Open			Accounts Payable	UNDERGROUND PIPE SOLUTIONS	$4,344.00		
	Invoice		Date	Description		Amount			
	LEMONT0709026		07/09/2026	hydro excavate 20 Oak Ln 11 Auburn Ct		$2,000.00			
	070162026		07/16/2026	televise sinkholes		$1,400.00			
	LEMONT07232026		07/23/2026	mwrd restrictor inspection		$944.00			
5211	08/10/2026	Open			Accounts Payable	WILLOWBROOK FORD INC	$100.00		
	Invoice		Date	Description		Amount			
	6471823		07/24/2026	warranty repair 21-3		$100.00			
Type EFT Totals:					27 Transactions		$192,947.86	$51,738.89	$0.00

FM-Clearing - Accounts Payable Totals

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	41	$471,521.67	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	41	$471,521.67	$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	26	$141,208.97	$0.00
	Reconciled	1	$51,738.89	$51,738.89
	Voided	0	$0.00	$0.00
	Total	27	$192,947.86	$51,738.89

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	67	$612,730.64	$0.00
	Reconciled	1	$51,738.89	$51,738.89
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00

Village of Lemont

Payment Register

From Payment Date: 7/28/2026 - To Payment Date: 8/10/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source		Payee Name	Transaction Amount	Reconciled Amount	Difference
					Total	68		$664,469.53	$51,738.89	

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	41	$471,521.67	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	41	$471,521.67	$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	26	$141,208.97	$0.00
	Reconciled	1	$51,738.89	$51,738.89
	Voided	0	$0.00	$0.00
	Total	27	$192,947.86	$51,738.89

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	67	$612,730.64	$0.00
	Reconciled	1	$51,738.89	$51,738.89
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	68	$664,469.53	$51,738.89

Village of Lemont

Refunds in OpenGov

Building Permits/Contractor Licenses

7/8/26 - 7/29/26

Date Paid	Permit #	Permit Type	Applicant Name	Amount	Refund Method
7/8/2026	ROOF 26-84	ROOFING	ABC ROOFING & SIDING CO	$1,000.00	CREDIT CARD
7/20/2026	HVAC 26-4	HVAC	KURT BLOCKER	$1,000.00	CREDIT CARD
7/24/2026	ARES 25-44	RESIDENTIAL ADDITION	CRAIG MANNING	$1,000.00	CREDIT CARD
7/24/2026	NRES 26-1	RESIDENTIAL	PULTE HOMES	$1,000.00	CREDIT CARD
7/24/2026	SIDE 26-9	SIDING	HAVEN STOHLER	$1,000.00	CREDIT CARD
7/24/2026	FIRE 26-7	FIRE SPRINKLER	MANDY MILLER	$1,000.00	CREDIT CARD
7/24/2026	SIDE 26-25	SIDING	HAVEN STOHLER	$1,000.00	CREDIT CARD
7/24/2026	ROOF 26-87	ROOFING	JENNIFER SALGADO	$1,000.00	CREDIT CARD
7/24/2026	ROOF 26-112	ROOFING	JENNIFER SALGADO	$1,000.00	CREDIT CARD
7/24/2026	ROOF 26-121	ROOFING	NASER OMER	$1,000.00	CREDIT CARD
7/29/2026	NRES 26-3	RESIDENTIAL	PULTE HOMES	$1,000.00	CREDIT CARD
7/29/2026	ROOF 26-111	ROOFING	EWA LABUDA	$1,000.00	CREDIT CARD
7/29/2026	NRES 26-2	RESIDENTIAL	PULTE HOMES	$1,000.00	CREDIT CARD
7/29/2026	NRES 26-4	RESIDENTIAL	PULTE HOMES	$1,000.00	CREDIT CARD
7/29/2026	DECK 26-19	DECK	CHRIS WARNER	$1,000.00	CREDIT CARD
7/29/2026	DECK 26-8	DECK	ALEC MURRAY	$1,000.00	CREDIT CARD
7/29/2026	ROOF 26-108	ROOFING	STEVE KIM	$1,000.00	CREDIT CARD
7/29/2026	FIBA 26-2	FINISHED BASEMENT	NICK PARKER	$1,000.00	CREDIT CARD

Total Refunds **$10,000.00**

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

418 Main Street | Lemont, IL 60439

TO:	Village Board Meeting
FROM:	Judy Radomski, Police Department
THROUGH:	The trade in of three (3) surplus vehicles and outdated equipment is consistent with the Five-Year Capital Improvement Plan to replace the aging fleet. A fleet analysis was conducted in 2015. It was concluded that vehicles be rotated when they were no longer useful.
SUBJECT:	An Ordinance Authorizing Sale and Disposal of Surplus Village Property
DATE:	August 10, 2026

SUMMARY/BACKGROUND
Consistent with the Fleet Management Plan Analysis, the Lemont Police Department is requesting to dispose of surplus property that has outlived its usefulness. The Lemont Police Department is requesting to dispose of the following vehicles via trade in to Willowbrook Ford and surplus outdated equipment during decommission.

ANALYSIS
Staff has identified three (3) vehicles which need to be disposed of from the village fleet. A Fleet Management Analysis was completed and it has been determined the property's life has reached maximum usefulness.

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

STAFF RECOMMENDATION
Staff recommends authorization to surplus three (3) vehicles to the trade in process.

BOARD ACTION REQUESTED
Authorization to proceed with the surplus of three (3) vehicles to the trade in process.

ATTACHMENTS
Ordinance Authorizing_disposal_of_surplus_property.08.10.26.pdf
Copies of Titles 08.10.26.pdf

VILLAGE OF LEMONT
ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING SALE AND DISPOSAL OF SURPLUS VILLAGE PROPERTY

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 10th DAY OF AUGUST 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 10th day of August 2026

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING SALE AND DISPOSAL OF SURPLUS VILLAGE PROPERTY

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

WHEREAS, the Village has determined according to law that there exists certain personal property owned by the Village that is no longer necessary or useful to the Village and is hereby declared to be surplus property;

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 findings and recitals, and each of them, are hereby adopted as Section 1 of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION 2: That pursuant to Section 11-76-4 of the Illinois Municipal Code, 65 ILCS 5/11-76-4 (the "Code"), the President and Board of Trustees find the following property to be no longer necessary or useful to the Village and is hereby declared surplus property:

- **2005 FORD EXCURSION VIN #1FMSU41P35EA24685**
- **2021 FORD INTERCEPTOR VIN #1FM5K8AB9MGB46744**
- **2021 FORD INTERCEPTOR VIN #1FM5K8AB2MGB46746**

SECTION 3: That pursuant to the authority of the Code, the President and Board of Trustees hereby authorize and direct the Village Administrator or his designee to dispose of said surplus property in any manner he sees fit which may include sale of the above property by Public Auction, trade or any other lawful means.

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

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, on this 10th DAY OF AUGUST 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
President

ATTEST:

_____

CHARLENE M. SMOLLEN
Village Clerk

STATE OF ILLINOIS

CERTIFICATE OF TITLE OF A VEHICLE

VEHICLE IDENTIFICATION NO.	YEAR	MAKE	MODEL	BODY STYLE	TITLE NO.
1FMSU41P35EA24685	2005	FORD	EXCURSION	UTILITY	14311859043

1FMSU41P35EA24685

DATE ISSUED	ODOMETER	CCM	MOBILE HOME SQ. FT.	PURCHASED	TYPE TITLE
11/07/14	56302 56302			08/18/14 USED	ORIGINAL

MAILING ADDRESS

VILLAGE OF LEMONT POLICE DEPT
14600 E 127TH ST
LEMONT IL 60439-7419

LEGEND(S)

ACTUAL MILEAGE

OWNER(S) NAME AND ADDRESS
VILLAGE OF LEMONT POLICE DEPT
14600 E 127TH ST
LEMONT IL 60439-7419

FIRST LIENHOLDER NAME AND ADDRESS

SECOND LIENHOLDER NAME AND ADDRESS

RELEASE OF LIEN

The Lienholder on the vehicle described in this Certificate does hereby state that the lien is released and discharged.

Firm Name _____ By _____ Signature of Authorized Agent _____ Date _____

Firm Name _____ By _____ Signature of Authorized Agent _____ Date _____

NEW LIEN ASSIGNMENT: The information below must be on an application for title and presented to the Secretary of State.

Secured Party: _____ Address: _____

▶ **Federal and State law requires that you state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.**

ASSIGNMENT OF TITLE

The undersigned hereby certifies that the vehicle described in this title has been transferred to the following printed name and address.

I certify to the best of my knowledge that the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:

☐ 1. **The mileage stated is in excess of its mechanical limits.**
☐ 2. **The odometer reading is not the actual mileage.**
WARNING-ODOMETER DISCREPANCY.

"If this vehicle is one of more than 5 commercial vehicles owned by me, I certify also that the vehicle is not damaged in excess of 33 1/3% of its fair-market value unless this document is accompanied by a salvage application."

▶ _____ NO TENTHS
ODOMETER READING

Signature(s) of Seller(s) _____

Printed Name(s) of Seller(s) _____ DATE OF SALE _____

I am aware of the above odometer certification made by seller.

Signature(s) of Buyer(s) _____ **Printed Name** _____

I Jesse White, Secretary of State of the State of Illinois, do hereby certify that according to the records on file with my Office, the person or entity named hereon is the owner of the vehicle described hereon, which is subject to the above named liens and encumbrances, if any
IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE AND THE GREAT SEAL OF THE STATE OF ILLINOIS AT SPRINGFIELD

CONTROL NO.

M1394322

Jesse White

JESSE WHITE, Secretary of State

DO NOT ACCEPT TITLE SHOWING ANY ERASURES, ALTERATIONS OR MUTILATIONS.

STATE OF ILLINOIS

CERTIFICATE OF TITLE OF A VEHICLE

VEHICLE IDENTIFICATION NO.	YEAR	MAKE	MODEL	BODY STYLE	TITLE NO.
1FM5K8AB9MGB46744	2021	FORD	EXPLORER	UTILITY	21208690931

1FM5K8AB9MGB46744

DATE ISSUED	ODOMETER	CCM	MOBILE HOME SQ. FT.	PURCHASED	TYPE TITLE
07/27/21	4			04/07/21 NEW	ORIGINAL

4

MAILING ADDRESS

VILLAGE OF LEMONT
418 MAIN ST
LEMONT IL 60439-3708

LEGEND(S)
ACTUAL MILEAGE

OWNER(S) NAME AND ADDRESS

VILLAGE OF LEMONT
418 MAIN ST
LEMONT IL 60439-3708

FIRST LIENHOLDER NAME AND ADDRESS

SECOND LIENHOLDER NAME AND ADDRESS

RELEASE OF LIEN

The Lienholder on the vehicle described in this Certificate does hereby state that the lien is released and discharged.

Firm Name _____ By _____ Signature of Authorized Agent _____ Date _____

Firm Name _____ By _____ Signature of Authorized Agent _____ Date _____

NEW LIEN ASSIGNMENT: The information below must be on an application for title and presented to the Secretary of State.

Secured Party _____ Address _____

Federal and State law requires that you state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

ASSIGNMENT OF TITLE

The undersigned hereby certifies that the vehicle described in this title has been transferred to the following printed name and address:

I certify to the best of my knowledge that the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:

☐ 1. **The mileage stated** is in excess of its mechanical limits.
☐ 2. **The odometer reading is not the actual mileage.**
WARNING-ODOMETER DISCREPANCY.

"If this vehicle is one of more than 5 commercial vehicles owned by me, I certify also that the vehicle is not damaged in excess of 33 1/3% of its fair-market value unless this document is accompanied by a salvage application."

NO TENTHS

ODOMETER READING

Signature(s) of Seller(s) _____

Printed Name(s) of Seller(s) _____ DATE OF SALE _____

I am aware of the above odometer certification made by seller.

Signature(s) of Buyer(s) _____ Printed Name _____

I Jesse White, Secretary of State of the State of Illinois, do hereby certify that according to the records on file with my Office, the person or entity named hereon is the owner of the vehicle described hereon, which is subject to the above named liens and encumbrances, if any.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE AND THE GREAT SEAL OF THE STATE OF ILLINOIS AT SPRINGFIELD

CONTROL NO. R7892910

Jesse White

JESSE WHITE, Secretary of State



DO NOT ACCEPT TITLE SHOWING ANY ERASURES, ALTERATIONS OR MUTILATIONS.

STATE OF ILLINOIS

CERTIFICATE OF TITLE OF A VEHICLE

VEHICLE IDENTIFICATION NO.	YEAR	MAKE	MODEL	BODY STYLE	TITLE NO.
1FM5K8AB2MGB46746	2021	FORD	EXPLORER	UTILITY	21208690933

1FM5K8AB2MGB46746

DATE ISSUED	ODOMETER	CCM	MOBILE HOME SQ. FT.	PURCHASED	TYPE TITLE
07/27/21	4 4			04/07/21 NEW	ORIGINAL

MAILING ADDRESS

VILLAGE OF LEMONT
418 MAIN ST
LEMONT IL 60439-3708

LEGEND(S)
ACTUAL MILEAGE

OWNER(S) NAME AND ADDRESS

VILLAGE OF LEMONT
418 MAIN ST
LEMONT IL 60439-3708

FIRST LIENHOLDER NAME AND ADDRESS

SECOND LIENHOLDER NAME AND ADDRESS

RELEASE OF LIEN

The Lienholder on the vehicle described in this Certificate does hereby state that the lien is released and discharged.

Firm Name _____ By _____ Signature of Authorized Agent _____ Date _____

Firm Name _____ By _____ Signature of Authorized Agent _____ Date _____

NEW LIEN ASSIGNMENT: The information below must be on an application for title and presented to the Secretary of State.

Secured Party _____ Address _____

Federal and State law requires that you state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

ASSIGNMENT OF TITLE

The undersigned hereby certifies that the vehicle described in this title has been transferred to the following printed name and address:

_____

I certify to the best of my knowledge that the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:

☐ 1. **The mileage stated is in excess of its mechanical limits.**
☐ 2. **The odometer reading is not the actual mileage.**
WARNING-ODOMETER DISCREPANCY.

"If this vehicle is one of more than 5 commercial vehicles owned by me, I certify also that the vehicle is not damaged in excess of 33 1/3% of its fair-market value unless this document is accompanied by a salvage application."

NO TENTHS

ODOMETER READING

Signature(s) of Seller(s) _____

Printed Name(s) of Seller(s) _____ DATE OF SALE _____

I am aware of the above odometer certification made by seller.

Signature(s) of Buyer(s) _____ **Printed Name** _____

I Jesse White, Secretary of State of the State of Illinois, do hereby certify that according to the records on file with my Office, the person or entity named hereon is the owner of the vehicle described hereon, which is subject to the above named liens and encumbrances, if any.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE AND THE GREAT SEAL OF THE STATE OF ILLINOIS AT SPRINGFIELD

CONTROL NO. R7892912

Jesse White

JESSE WHITE, Secretary of State

DO NOT ACCEPT TITLE SHOWING ANY ERASURES, ALTERATIONS OR MUTILATIONS.

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Ted Friedley, Public Works
THROUGH:
SUBJECT: An Ordinance Authorizing the Sale and Disposal of Surplus Village Property
DATE: August 10, 2026

SUMMARY/BACKGROUND
The Public Works Department is requesting to dispose of surplus property that has outlived its usefulness. The following property has outlived their useful life and will be utilized as trade-in towards the purchase of equipment. West Side Tractor Sales provided the estimated trade-in value quote of $6,000.00 for a 1992 John Deere 5200 tractor serial number 5200C110523 and sickle bar.

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Pass An Ordinance Authorizing the Sale and Disposal of Surplus Village Property

BOARD ACTION REQUESTED
Pass An Ordinance Authorizing the Sale and Disposal of Surplus Village Property

ATTACHMENTS
An Ordinance Authorizing the Sale and Disposal of Surplus Village Property 8.10.26.pdf

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-___-26

AN ORDINANCE AUTHORIZING THE SALE AND DISPOSAL OF SURPLUS VILLAGE PROPERTY

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

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

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

ORDINANCE NO. O-_____-26

AN ORDINANCE AUTHORIZING THE SALE AND DISPOSAL OF SURPLUS VILLAGE PROPERTY

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

WHEREAS, the Village has determined according to law that there exists certain personal property owned by the Village that is no longer necessary or useful to the Village and is hereby declared to be surplus property; and

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:

The forgoing findings and recitals, and each of them, are hereby adopted as Section 1 of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION 2:

That pursuant to Section 11-76-4 of the Illinois Municipal Code, 65 ILCS 5/11-76-4 (the "Code"), the President and Board of Trustees find the following property to be no longer necessary or useful to the Village and is hereby declared surplus property:

- 1992 John Deere 5200 tractor LV5200C110523 and sickle bar

SECTION 3:

That pursuant to the authority of the Code, the President and Board of Trustees hereby authorize and direct the Village Administrator or his designee to dispose of said surplus property in any manner he sees fit which may include sale of the above property by public auction, trade, donation, or any other lawful means.

SECTION 4:

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

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

Equipment Listing

1992 John Deere 5200 tractor LV5200C110523 and sickle bar

418 Main Street | Lemont, IL 60439

TO:	Village Board Meeting
FROM:	Judy Radomski, Police Department
THROUGH:	The Capital Plan has $68,775.00 approved for the Lemont Emergency Management Agency to purchase and build-out a Ford F250 truck. The price of the quote is $53,011 without build-out.
SUBJECT:	A Resolution Authorizing the Purchase of a Ford F250 Truck for the Lemont Emergency Management Agency
DATE:	August 10, 2026

SUMMARY/BACKGROUND
The Lemont Emergency Management Agency is requesting to purchase a 2027 Ford F250 truck. This will be a replacement vehicle, not an addition to the fleet. The current vehicle is a 2007 Ford F150 truck with 31,726 miles and 5,548 hours of engine idle, which is the equivalent to 170,426 miles, (5,548 hrs X 25 mi/idle hr = 138,700 eq. miles + 31,726 actual mi) and has outlived its useful life. The quote with government pricing through Willowbrook Ford is $53,011 not including trade-in and build-out.

ANALYSIS
The Lemont Emergency Management Agency was able to obtain Government Pricing from Willowbrook Ford, through the Suburban Purchasing Cooperative Pricing. This vehicle replacement has been identified in the 5-Year Capital Equipment Plan and has been budgeted in the LEMA - Property Maintenance & Capital Equipment Fund - Capital Outlay Vehicles account.

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

STAFF RECOMMENDATION
Staff recommends authorization to purchase a 2027 Ford F250 truck from Willowbrook Ford.

BOARD ACTION REQUESTED
Authorization to proceed with the purchase of a 2027 Ford F250 from Willowbrook Ford.

ATTACHMENTS
Resolution.AuthorizingLEMA.TruckPurchase.08.10.26.pdf
Willowbrook Ford 2027 F250 SuperCab Quote 08.10.26.pdf

VILLAGE OF LEMONT

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF A FORD F250 TRUCK FOR THE LEMONT EMERGENCY MANAGEMENT AGENCY

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 10th DAY OF AUGUST 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 10th day of August 2026

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF A FORD F250 TRUCK FOR THE LEMONT EMERGENCY MANAGEMENT AGENCY

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

WHEREAS, it has become necessary for the Village of Lemont ("Village") to replace and upgrade certain vehicles for the Lemont Emergency Management Agency; and;

WHEREAS, Village staff was able to obtain Government Pricing from Willowbrook Ford, through the Suburban Purchasing Cooperative Pricing. This vehicle replacement has been identified in the 5-Year Capital Equipment Plan and has been budgeted in the LEMA – Property Maintenance & Capital Equipment Fund – Capital Outlay Vehicles account.

WHEREAS, upon receipt and review of the quote submitted, the President and Village Board have determined that it is advisable, necessary and in the best interests of the Village to accept the bid submitted by Willowbrook Ford for one (1) 2027 Ford F250 truck, a copy of which is attached hereto as Exhibit A, at a price not to exceed $53,011 not including trade-in and build-out;

WHEREAS, the Village Board finds that it is necessary, convenient and in the interest of the Village to authorize the purchase of the 2027 Ford F250 truck;

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

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

SECTION TWO: The Village Board hereby waives the competitive bidding requirements otherwise applicable to the purchase of a 2027 Ford F250 truck and accepts the quote from Willowbrook Ford for the purchase of the necessary equipment at a price not to exceed $53,011.00 not including trade-in and build-out.

SECTION THREE: The Village Administrator, or his designee, is also hereby authorized to make payment to Willowbrook Ford, upon delivery of the 2027 Ford F250 truck in an amount not to exceed $53,011.00 and to take any other steps necessary to carry out this Resolution.

SECTION FOUR: This Resolution shall be in full force and effect from and after its passage and approval 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 10th DAY OF AUGUST 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



Date/Time: Jun 9, 2026 11:22 AM
Buyer: VILLAGE OF LEMONT
Phone: C: (630) 918-0884
Phone: H: (630) 918-0884
Address: 418 Main St
Lemont, IL 60439

Salesperson: Marcus Williams
Salesperson: Steve Spencer

2027 Ford , Body Type: F-250 SuperCab

Cash	Balance Due
$ Down	
$0	$53,011

MSRP/Retail	**$58,970.00**
Discount	**$6,510.00**
Selling Price	**$52,460.00**
Trade Difference	**$52,460.00**
Government Fees	**$173.00**
Proc/Doc Fees	**$377.63**
Subtotal (Selling Price +	**$53,010.63**
Total Balance Due	**$53,010.63**

X _____
Customer Signature

_____
Date

X _____
Manager Signature

_____
Date

--All Payments With Approved Credit-- Save money with more down payment! Lower BALANCE equals a lower monthly investment, less finance charges, and a shorter trade cycle

Preview Order L002 - X2B 4x4 Super Cab SRW: Order Summary Time of Preview: 06/03/2026 10:40:18 Receipt: 5/28/2026

Dealership Name: Willowbrook Ford, Inc. **Sales Code :** F41063

Dealer Rep.	MARCUS WILLIAMS	**Type**	Fleet	**Vehicle Line**	Superduty	**Order Code**	L002
Customer Name	Vllge of Lmnt	**Priority Code**	H3	**Model Year**	2027	**Price Level**	715

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F250 4X4 SUPERCAB PICKUP/148	$51335	SNOW PLOW PREP PACKAGE	$350
148 INCH WHEELBASE	$0	SPARE TIRE AND WHEEL	$0
TOTAL BASE VEHICLE	$51335	TRAILER BRAKE CONTROLLER	$300
OXFORD WHITE	$0	INTERIOR WORK SURFACE	$140
VINYL 40/20/40 SEATS	$0	JACK	$0
MEDIUM DARK SLATE	$0	UPFITTER SWITCHES	$250
PREFERRED EQUIPMENT PKG.600A	$0	PRICE CONCESSION INDICATOR	$0
.XL TRIM	$0	REMARKS TRAILER	$0
.AIR CONDITIONING -- CFC FREE	$0	TAILGATE STEP	$375
.AM/FM STEREO MP3/CLK	$0	TOUGH BED SPRAY IN BEDLINER	$650
.7.3L DEVCT NA PFI V8 ENGINE	$0	DUAL BATTERY	$210
.10-SPEED AUTO TORQSHIFT-G	$0	360 DUAL WARN STRB AMBER/WHITE	$695
.LT245/75R17E BSW ALL-SEASON	$0	CONN PKG:1 YR INCL W/FORD APP	$0
3.73 ELECTRONIC-LOCKING AXLE	$430	SECURITY PACKAGE: 1 YR INCL	$0
JOB #1 ORDER	$0	SPECIAL DEALER ACCOUNT ADJUSTM	$0
FORD FLEET SPECIAL ADJUSTMENT	$0	SPECIAL FLEET ACCOUNT CREDIT	$0
FRONT LICENSE PLATE BRACKET	$0	FUEL CHARGE	$0
PLATFORM RUNNING BOARDS	$445	NET INVOICE FLEET OPTION (B4A)	$0
10000# GVWR PACKAGE	$0	PRICED DORA	$0
50 STATE EMISSIONS	$0	ADVERTISING ASSESSMENT	$0
PRO POWER ONBOARD - 2KW	$995	DESTINATION & DELIVERY	$2795

	MSRP
TOTAL BASE AND OPTIONS	$58970
DISCOUNTS	NA
TOTAL	$58970

ORDERING FIN: QK101 **END USER FIN:** QK101

INCENTIVES DISCOUNTS:

Acc. Code ID :10 Contract/Ref # :04-254V Bid Date :05/01/26State : IL $-4700.00

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Jason Berry, Community Development
THROUGH: Darshana Prakash, Finance Director
SUBJECT: A Resolution Authorizing the Purchase of a Ford Explorer for the Community Development Department
DATE: August 10, 2026

SUMMARY/BACKGROUND

The Community Development Department is requesting authorization to purchase a 2027 Ford Explorer Active 4WD. The Explorer will replace a Village-owned Ford F-150 and will not represent an addition to the Village fleet. Staff obtained governmental pricing through the Suburban Purchasing Cooperative from Willowbrook Ford, Inc. in the amount of $40,076.63, before build-out and before application of the trade-in allowance for the Village-owned Ford F-150.

ANALYSIS

A total of $45,000 has been included in the Property Maintenance Capital Equipment Fund budget. The quoted vehicle price is $4,923.37 below the budgeted amount before build-out and before application of the trade-in allowance. The trade-in value has not yet been determined and will reduce the Village's net purchase cost.

Consistency with Village Policy

5-Year Capital Improvement Plan (if applicable)

STAFF RECOMMENDATION

Pass a Resolution Authorizing the Purchase of a Ford Explorer for the Community Development Department.

BOARD ACTION REQUESTED

Pass a Resolution Authorizing the Purchase of a Ford Explorer for the Community Development Department.

ATTACHMENTS

A Resolution Authorizing the Purchase of a Ford Explorer for the Community Development Department

VILLAGE OF LEMONT

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF A FORD EXPLORER FOR THE COMMUNITY DEVELOPMENT DEPARTMENT

ADOPTED BY THE PRESIDENT
AND BOARD OF TRUSTEES OF THE
VILLAGE OF LEMONT
THIS 10TH DAY OF AUGUST 2026

Published in pamphlet form
by authority of the
President and Board of
Trustees of the Village of
Lemont, Cook, Will and DuPage
Counties, Illinois on this 10th day of
August 2026

Resolution No. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF A FORD EXPLORER FOR THE COMMUNITY DEVELOPMENT DEPARTMENT

WHEREAS, it has become necessary for the Village of Lemont ("Village") to replace a vehicle used by the Community Development Department; and

WHEREAS, Village staff obtained government pricing from Willowbrook Ford, Inc. through the Suburban Purchasing Cooperative. This vehicle replacement has been identified in the Five-Year Capital Equipment Plan and budgeted in the Property Maintenance Capital Equipment Fund; and

WHEREAS, upon receipt and review of the quote submitted, the President and Village Board have determined that it is advisable, necessary and in the best interests of the Village to accept the quote submitted by Willowbrook Ford, Inc. for one (1) 2027 Ford Explorer Active 4WD, a copy of which is attached hereto as Exhibit A, at a purchase price not to exceed $40,076.63, before build-out and before application of the trade-in allowance for one (1) Village-owned Ford F-150; and

WHEREAS, the Village Board finds that it is necessary, convenient, and in the interest of the Village to authorize the purchase of the 2027 Ford Explorer Active 4WD.

BE IT RESOLVED by the Village President and Board of Trustees of the Village of Lemont as follows:

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

SECTION TWO: The Village Board hereby waives the competitive bidding requirements otherwise applicable to the purchase of a 2027 Ford Explorer Active 4WD and accepts the quote from Willowbrook Ford, Inc. for the purchase of the vehicle at a purchase price not to exceed $40,076.63, before build-out and before application of the trade-in allowance for one (1) Village-owned Ford F-150.

SECTION THREE: The Village Administrator, or his designee, is hereby authorized to trade in one (1) Village-owned Ford F-150, accept the trade-in allowance offered by Willowbrook Ford, Inc., make payment to Willowbrook Ford, Inc. upon delivery of the 2027 Ford Explorer Active 4WD in a net amount not to exceed $40,076.63, and take any other steps necessary to carry out this Resolution.

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

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL AND DUPAGE, ILLINOIS on this 10th DAY OF AUGUST 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
President

ATTEST:

_____

CHARLENE M. SMOLLEN
Village Clerk

EXHIBIT A

Lemont Explorer Active 4WD Quote



Date/Time: Jun 9, 2026 10:57 AM
Buyer: VILLAGE OF LEMONT
Phone: C: (630) 918-0884
Phone: H: (630) 918-0884
Address: 418 Main St
Lemont, IL 60439

Salesperson: Marcus Williams
Salesperson: Steve Spencer

2027 Ford , Body Type: EXPLORER ACTIVE

Cash	Balance Due
$ Down	
$0	**$40,077**

MSRP/Retail	**$42,660.00**
Discount	**$3,134.00**
Selling Price	**$39,526.00**
Trade Difference	**$39,526.00**
Government Fees	**$173.00**
Proc/Doc Fees	**$377.63**
Subtotal (Selling Price +	**$40,076.63**
Total Balance Due	**$40,076.63**

X _____
Customer Signature

_____
Date

X _____
Manager Signature

_____
Date

--All Payments With Approved Credit-- Save money with more down payment! Lower BALANCE equals a lower monthly investment, less finance charges, and a shorter trade cycle

Preview Order L001 - K8D - Active 4WD: Order Summary Time of Preview: 06/03/2026 10:35:43 Receipt: 5/28/2026

Dealership Name: Willowbrook Ford, Inc. **Sales Code :** F41063

Dealer Rep.	MARCUS WILLIAMS	**Type**	Fleet	**Vehicle Line**	Explorer	**Order Code**	L001
Customer Name	Vllge of Lmnt	**Priority Code**	H3	**Model Year**	2027	**Price Level**	715

DESCRIPTION	MSRP	DESCRIPTION	MSRP
K8D0 EXPLORER ACTIVE 100A 4WD	$40465	18" SILVER PAINTED ALUM WHLS	$0
.119 INCH WHEELBASE	$0	18" SPARE WHL AND JACK KIT	$400
TOTAL BASE VEHICLE	$40465	PRICE CONCESSION INDICATOR	$0
OXFORD WHITE	$0	REMARKS TRAILER	$0
UNIQUE CLOTH	$0	FORD CONNECTIVITY -1YR TRIAL	$0
SPACE GRAY INTERIOR	$0	FRONT LICENSE PLATE BRACKET	$0
EQUIPMENT GROUP 100A	$0	SPECIAL DEALER ACCOUNT ADJUSTM	$0
.2.3L ECOBOOST I-4 ENGINE	$0	SPECIAL FLEET ACCOUNT CREDIT	$0
.10-SPEED AUTO TRANSMISSION	$0	FUEL CHARGE	$0
.P255/65R18 A/S BSW TIRES	$0	NET INVOICE FLEET OPTION (B4A)	$0
FORD FLEET SPECIAL ADJUSTMENT	$0	PRICED DORA	$0
2ND ROW CAPTAIN'S CHAIRS	$0	ADVERTISING ASSESSMENT	$0
SECURITY PACKAGE: 1 YR INCL	$0	DESTINATION & DELIVERY	$1795

	MSRP
TOTAL BASE AND OPTIONS	$42660
DISCOUNTS	NA
TOTAL	$42660

ORDERING FIN: QK101 **END USER FIN:** QK101

INCENTIVES DISCOUNTS:

Acc. Code ID :10 Contract/Ref # :13-797V Bid Date :05/08/26State : IL $-2600.00

Customer Name:

Customer Address:

Customer Email:

Customer Phone:

Customer Signature Date

This order has not been submitted to the order bank.

418 Main Street | Lemont, IL 60439

TO:	Village Board Meeting
FROM:	Judy Radomski, Police Department
THROUGH:	The Capital Plan has $15,000.00 approved for the Lemont Emergency Management Agency to purchase a Haul-About Model LPD8520TA3 trailer. The price of the quote is $10,992 without miscellaneous storage supplies for equipment.
SUBJECT:	A Resolution Authorizing the Purchase of a Haul-About Model LPD8520TA3 Trailer for the Lemont Emergency Management Agency
DATE:	August 10, 2026

SUMMARY/BACKGROUND

It has become necessary for the Village of Lemont to replace an aging trailer that has outlived its useful life. As a part of the FY27 Capital Budget for LEMA, $15,000 was budgeted for a trailer. Bids were obtained to purchase a Haul-About Model LPD8520TA3 trailer. The lowest bid was from A & W Auto Service, Inc. Darien, IL in the amount of $10,992 not including miscellaneous storage supplies for equipment. The current trailer is a 2006 Royal trailer that is no longer serviceable and will be put on a disposal order to be scrapped.

ANALYSIS

The Lemont Emergency Management Agency was able to obtain bids for a Haul-About Model LPD8520TA3 trailer. This trailer replacement has been identified in the 5-Year Capital Equipment Plan and has been budgeted in the FY27 LEMA - Capital Outlay Machinery & Equipment Small Inventory Asset account in the amount of $15,000 to cover the trailer purchase and miscellaneous storage supplies for equipment.

Consistency with Village Policy

5-Year Capital Improvement Plan (if applicable)

STAFF RECOMMENDATION

Staff recommends authorization to purchase a Haul-About trailer, Model LPD8520TA3 from A & W Auto Service, Inc. Darien, IL

BOARD ACTION REQUESTED

Authorization to proceed with the purchase of a Haul-About trailer, Model LPD8520TA3 from A & W Auto Service, Inc. Darien, IL

ATTACHMENTS

Resolution.LEMA.Trailer Purchase.08.10.26.pdf
LEMA Trailer Quote 08.10.26.pdf
Haul-About Trailer Model LPD8520TA3.docx

VILLAGE OF LEMONT

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF A HAUL-ABOUT MODEL LPD8520TA3 TRAILER FOR THE LEMONT EMERGENCY MANAGEMENT AGENCY

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 10TH DAY OF AUGUST 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 10th day of August 2026

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF A HAUL-ABOUT MODEL LPD8520TA3 TRAILER FOR THE LEMONT EMERGENCY MANAGEMENT AGENCY

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

WHEREAS, it has become necessary for the Village of Lemont ("Village") to replace an aging trailer that has outlived its useful life.

WHEREAS, the Village has received four competitive quotes for the purchase of a Haul-About trailer, Model LPD8520TA3.

WHEREAS, Section 5/8-9-1 of the Illinois Municipal Code (65 ILCS 5/8-9-1) allows the Board of Trustees of the Village ("Village Board"), upon a vote of two-thirds of the trustees then holding office, to waive the requirements for competitive bidding; and

WHEREAS, upon receipt and review of the quote submitted, the President and Village Board have determined that it is advisable, necessary and in the best interests of the Village to accept the quote submitted by A & W Auto Service, Inc. Darien, IL at a price not to exceed $15,000 including miscellaneous storage supplies; and

WHEREAS, the Village Board finds that it is necessary, convenient and in the interest of the Village to authorize the purchase of the Haul-About trailer, Model LPD8520TA3 from A & W Auto Service, Inc. Darien, IL; and

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

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

SECTION TWO: The Village Administrator, or his designee, is also hereby authorized to execute any documents and take any other steps necessary to purchase a Haul-About trailer, Model LPD8520TA3 from A & W Auto Service, Inc. Darien, IL at a price not to exceed $15,000.00 not including miscellaneous storage supplies, and to otherwise 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.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL AND DUPAGE, ILLINOIS on this 10th DAY OF AUGUST 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

HAUL-ABOUT

CUSTOMER QUOTE

QUOTE #6631

MODEL: LPD8520TA3

#15,000 Budget

LPD8520TA3 Options

ID	FRAME: TONGUE	QTY	PRICE	TOTAL
1829	54" Triple Tube Tongue With 4 Hole Adjustable Coupler	1	$233 EACH	$233
ID	**FRAME: WALLS / HEIGHT**	**QTY**	**PRICE**	**TOTAL**
1820	Add Height 6"	20	$22 LF	$440
ID	**ELECTRICAL: 12V LIGHTING INTERIOR**	**QTY**	**PRICE**	**TOTAL**
2204	LED Interior Light	3	$38 EACH	$114
ID	**ELECTRICAL: 12V LIGHTING EXTERIOR**	**QTY**	**PRICE**	**TOTAL**
2222	LED Loading Lights Above Rear Ramp Door With Switch (Pair)	1	$97 PR	$97
2233	LED Safety Flasher Lights with Switch	1	$142 PR	$142
ID	**VENT / AC: ROOF VENTS**	**QTY**	**PRICE**	**TOTAL**
3420	Roof Vent Non Powered	1	$38 EACH	$38

Adds 5" to Overall Height

LPD8520TA3 Standards

STANDARDS
Walls, Exterior Screwless .030
Radial Tires with Black Mod Wheels
(2) Axle, Spring 5,200 Electric Brakes
48" Tongue Triple
Main Rail, I-Beam, 6"
Floor "C" Crossmembers 16" O/C
Nose, Radius
Fiberglass Cap
Wall Posts 16" O/C
Jack Zinc
Painted Coupler, Inside Perimeter of Side Door Post, Top Angle of Ramp, Ramp Hinge and Roof Bows
Bedliner on Tongue, Wheel Box, Rear Crossmember, Remaining Angle on Ramp, Ramp Door Plates, Step Well and Frame of Ramp Door.
Undercoat on Chassis
Barn Door
Side Door 36

(1) 12v Switch

QUOTE TOTAL
$10,992

Base Price	$9,680
Options	$1,064
Custom Options	$0
Subtotal	**$10,744**
Other	$248

Exterior Color

Primary:

Secondary:

A & W AUTO SERVICE INC.

17W411 N. FRONTAGE RD,

DARIEN, IL 60561
Phone: (630) 964-8897
Email: awtrailer@gmail.com

Customer: VILLAGE OF LEMONT

HAUL-ABOUT

STANDARDS
Stoneguard Diamond Plate 24" Tall
Aluminum Fenderette
Roof, Seamless Cove
Walls, Interior Plywood 3/8"
Flooring, Stable Edge 3/4
LED Interior, (2) LED Dome Lights on Wall
Roof Bows 16" O/C
Roof, Radius
Three Year Limited Warranty

LPD8520TA3 Specifications

SPECIFICATION	VALUE
Rear Door Standard	Double Door
Interior Height	7' 2"
Rear Height	6' 4"
Rear Width	7' 7"
Interior Length	20' 4"
Interior Width	8' 1"
Side Door Width	36"
Side Door Height	74"
Overall Width	8' 6"
Overall Length	24' 4"
Overall Height	9' 1"
Platform Height	1' 10"
Main Rail	6" Beam
Axles	(2) Axle, Spring 5,200 Electric Brakes

Important Note: Prices are valid for 30 days from the date of the quote. All is subject to change thereafter. All order changes must be submitted no later than 3 weeks before the weld date.



Haul-About Trailer, Model LPD8520TA3

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Ted Friedley, Public Works
THROUGH:
SUBJECT: A Resolution Authorizing the Order and Purchase of Sullair Compressor
DATE: August 10, 2026

SUMMARY/BACKGROUND
The Public Works Department is requesting to purchase a Sullair compressor. This will replace the existing equipment, a 1999 Sullair compressor 185DPQJD, serial number 004-13042 that has exceeded the useful life and will be transferred to the Lemont Park District when the existing equipment is delivered. Staff was able to obtain Government pricing from West Side Tractor Sales for a price including trade-in equipment of $22,114.00. The Village will be trading in a tractor with trade-in value of $6,000.00.

- 1992 John Deere 5200 tractor with sickle bar

ANALYSIS
$40,000.00 has been included in the FY27 Property Maintenance and Capital Equipment Fund budget.

Consistency with Village Policy
Budget (if applicable)

STAFF RECOMMENDATION
Pass A Resolution Authorizing the Order and Purchase of Sullair Compressor

BOARD ACTION REQUESTED
Pass A Resolution Authorizing the Order and Purchase of Sullair Compressor

ATTACHMENTS
A Resolution Authorizing the Order and Purchase of Sullair Compressor.pdf

VILLAGE OF LEMONT

RESOLUTION
NUMBER R-___-26

A RESOLUTION AUTHORIZING THE ORDER AND PURCHASE OF SULLAIR COMPRESSOR

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 AUTHORIZING THE ORDER AND PURCHASE OF SULLAIR COMPRESSOR

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

WHEREAS, Village staff obtained a quote for the necessary equipment from West Side Tractor Sales 600 Walnut Court, Rockdale, IL 60436. The Village has purchased Equipment from West Side Tractor Sales in the past, and as they have offered the same governmental price as an otherwise municipal bid price to the Village; and

WHEREAS, it has become necessary for the Village to replace and upgrade certain equipment for the Public Works Department; and

WHEREAS, Section 5/8-9-1 of the Illinois Municipal Code (65ILCS 5/8-9-1) allows the Board of Trustees of the Village ("Village Board"), upon a vote of two-thirds of the trustees then holding office, to waive the requirement of competitive bidding; and

WHEREAS, upon receipt of the price quotes submitted, the President and Village Board have determined that it is advisable, necessary, and in the best interests of the Village to accept the quote submitted by West Side Tractor Sales. attached hereto as Exhibit A for a Sullair 185DPQKUBT4F Compressor at a price not to exceed $22,114.00; and

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:

The Foregoing findings and recitals are hereby adopted as section One of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2:

The Village Board hereby accepts the low quote to purchase a Sullair 185DPQKUBT4F Compressor and accept the quote from West Side Tractor Sales for the purchase of necessary equipment at a price not to exceed $22,114.00.

SECTION 3:

The Village President, Village Administrator, or his Designee is also hereby authorized to make payment to West Side Tractor Sales upon delivery of the ordered vehicles, in an amount not to exceed $22,114.00, and to take any other steps necessary to carry out this Resolution.

SECTION 4:

This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND 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

West Side Tractor Sales Sullair 185 Quote

WEST SIDE TRACTOR SALES CO

600 Walnut Court
Rockdale, IL 60436
(815) 730-9011 • Fax (815) 730-9036

7/1/2026
DATE

Randy
CUSTOMER ORDER#

Wayne Massad
SALESPERSON

PURCHASER NAME: **LEMONT, VILLAGE OF**

ADDRESS: **418 MAIN ST**

CITY, STATE, ZIP **LEMONT, IL 60439** PHONE# **6302576421**

QTY	Tag No	DESCRIPTION	PRICE
1	TBD	185-DPQ-KUB-T4F	$ 31,330.00
1	TBD	Cold Weather Package -20° F (Kubota 185)	$ 410.00
		GOVERNMENT DISC	$ (3,626.00)
			$ -
			$ -
			$ -
			$ -
			$ -
		Basic Warranty-12-Months & Engine-24 Mo/2,000 Hours	$ -
			$ -

TRADE-IN:

Deere 5200 1992 Tractor with Sickle Bar S/N LV5200C110523	$ 6,000.00
S/N	$ -

TAXES*

SALES TAX	$ -	ADJ SELLING PRICE	$ 28,114.00
		LESS TRADES-IN(S)	$ (6,000.00)
COOK COUNTY USE		SUBTOTAL	$ 22,114.00
COOK COUNTY RETAIL			
		TOTAL TAXES*	$ -
		SUBTOTAL	$ 22,114.00
TOTAL TAXES*	$ -		
		SERVICE CHARGE	$ -
RENT TO APPLY**		CASH DOWN PAYMENT	$ -
RENTALS BILLED	$ -		
LESS SERVICE CHARGE	$ -		
TOTAL RENT TO APPLY**	$ -	**BALANCE DUE**	$ 22,114.00

TERMS: CASH ON DELIVERY ____ CONDITIONAL SALES CONTRACT ____

MAKE CHECKS PAYABLE TO: "WEST SIDE TRACTOR SALES"

NOTES:

Lead Time New from the Factory-SullAir-Approx-10-12 weeks availability

WARRANTY CODE: **1** F.O.B. **WSTS-ROCKDALE, IL.**

ALL NEW EQUIPMENT IS SOLD UNDER THE STANDARD WARRANTY, IF ANY, OF THE MANUFACTURER.

ALL DELIVERIES ARE SUBJECT TO DELAYS CAUSED BY ACTS OF GOD, FIRES, STRIKES, WAR, INSURRECTIN OR ANY OTHER CAUSE BEYOND THE REASONABLE CONTROL OF OURSELVES OR THE MANUFACTURER

IT IS UNDERSTOOD THAT THIS ORDER CONSTITUES THE ENTIRE CONTRACT AND SHALL NOT BE BINDING UNTIL OFFICIALLY ACCEPTED BY THE WEST SIDE TRACTOR SALES CO. PURCHASER HAS READ AND UNDERSTANDS WARRANTY TERMS AND REVERSE SIDE.

IF A TRADE-IN IS A PART OF THIS PURCHASE ORDER, "PURCHASER" HEREBY CERTIFIES THAT SUCH TRADE-IN(S) IS FREE AND CLEAR OF ALL LIENS OR ENCUMBRANCES EXCEPT AS SHOWN ABOVE.

YOUR ARE HEREBY AUTHORIZED TO ENTER THE ABOVE ORDER FOR THE UNDERSIGNED

W.Massad
SalesPerson

PURCHASER: LEMONT, VILLAGE OF

ACCEPTED FOR WEST SIDE TRACTOR SALES CO.

BY: _____

BY: _____
Sales Manager

DATE: _____

Revision 6/19/18

EQUIPMENT WARRANTY

1. NEW EQUIPMENT. The only warranties which a buyer of new equipment shall be entitled to are those warranties of the manufacturer presented to the Buyer at the time of delivery of such new equipment. NO WARRANTIES either expressed or implied, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANABILITY OR FITNESS FOR A PARTICULAR PURPOSE, are given by Seller with respect to such new equipment.

2. USED EQUIPMENT. The following items are EXPRESSLY EXCLUDED from the coverage of any and all warranties, expressed or implied, given by Seller, with respect to used equipment: electrical equipment, glass, batteries, tires or under-carriage wear items, filters, oil or any repairs required due to neglect, abuse, or imprudent use by the Buyer. In the event of any question relating to the scope and applicability of this paragraph, the determination by a service representative designated by Seller shall be conclusive. In the event of any modification, alteration, addition, attachment, or repair to used equipment by anyone other than Seller, any and all warranties hereinafter set forth with respect to such equipment shall immediately become null and void. The following warranties are provided by Seller with respect to used equipment, subject to the exclusions set forth above:

(a) 30 DAYS: ALL PARTS AND LABOR IN OUR SHOP:

With respect to used equipment which has been completely rebuilt or reconditioned by Seller before delivery to Buyer, Seller expressly warrants such equipment to be free from defects in materials and workmanship, at the sole determination of Seller, for a period of thirty (30) days from date of purchase, if such equipment shall be delivered to Seller within such period. Seller's responsibility shall be limited to repair or replacement of such defective equipment, at Seller's option. This warranty may be limited to certain machine components if so stated on the face of this Order.

(b) 30 DAYS; 50-50 ALL PARTS AND LABOR IN OUR SHOP:

With respect to used equipment which has been repaired from time to time as needed by Seller before delivery to Buyer, Seller expressly warrants such equipment to be free from defects in materials and workmanship, at the sole determination of Seller, for a period of thirty (30) days from date of purchase, if such equipment shall be delivered to Seller within such period. Seller's responsibility shall be limited to repair or replacement, at Sellers option, at a cost calculated at list price for parts and labor, such cost to be shared equally between Buyer and Seller. Necessity for repair shall be a matter subject to the sole and final judgment of a service representative designated by Seller. Upon completion of repairs under this warranty, the Buyer's proportionate share of the cost thereof shall be paid in full as a condition precedent to the re-delivery of the equipment to the Buyer.

(c)AS IS - - NO WARRANTY EXPRESSED OR IMPLIED:

With respect to used equipment sold to the Buyer in the same condition in which it was acquired by Seller, minor repairs before delivery to Buyer excepted, Seller makes NO WARRANTY either expressed or implied, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, and the Buyer assumes complete responsibility for any repairs, adjustments, or replacement of parts upon his acceptance of such equipment.

In the event that any of the warranties on Used Equipment set forth on the face of this Order are designated as "SUBJECT TO ONE (1) DAY TRIAL", the Buyer may take delivery for the sole purpose of subjecting the equipment to a fair test of its capabilities: PROVIDED, however, that by taking such conditional delivery of the equipment, Buyer expressly agrees to assume full and complete liability for the equipment and for any consequential contingent or incidental damages and liabilities howsoever arising as a result of the possession or use thereof, and expressly agrees to indemnity, protect and save harmless Seller from any and all claims, demands or suits related to, arising from, or connected with, such conditional delivery or the possession or use of such equipment by Buyer. Within forty-eight (48) hours of delivery of the equipment to him, Buyer must indicate by appropriate communication to the Seller either (1) his acceptance of the equipment under the terms and conditions expressed upon the face and reverse sides of this Order; or (2) the unacceptability of the equipment, in which case Buyer must return the said equipment to Seller in the same condition that it was received. In the event that Buyer fails to so notify the Seller within the aforesaid time period, the Buyer shall be deemed to have unconditionally accepted the equipment upon the terms and conditions expressed upon the face and reverse sides of this order.

(d) AS IS - WHERE IS - - NO WARRANTY EXPRESSED OR IMPLIED:

With respect to used equipment sold to the Buyer in the same condition and at the same location in which it was acquired by the Seller, without regard to whether the equipment is in running condition or operable, Seller makes NO WARRANTY either expressed or implied. INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, and the Buyer assumes complete responsibility for any repairs, adjustments, or replacement of parts and accepts full and complete liability for the equipment in its present location and condition upon his acceptance of such equipment.

3. The type of Warranty written on the face of this Order is EXCLUSIVE AND IN LIEU OF ALL OTHER EXPRESSED OR IMPLIED WARRANTIES WHATSOEVER, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, and shall not be construed as any way guaranteeing availability of equiment, new or used. Absence of a warranty statement on the face of the Order shall be construed as indication that the equipment is purchased under the terms and conditions of the AS IS - WHERE IS -- NO WARRANTY EXPRESSED OR IMPLIED warranty above. Notwithstanding anything to the contrary herein contained, Seller shall not be liable for any consequential contingent or incidental damages whatsoever.

4. In the event that repairs are necessitated under any of the foregoing warranties, such repairs must be initiated prior to the expiration of the expressed warranty period in order to comply with the terms of the warranty. At the sole discretion of Seller, warranty repairs to equipment may be performed in the field, provided that prior thereto the Buyer agrees in writing to pay a compensatory sum for mileage and travel time of a designated service representative of Seller to and from the location of such equipment

5. In the event that the sale of equipment evidenced by this sales contract is for a basic cash purchase price in excess of Five Thousand Dollars (5,000.00), Buyer hereby grants a security interest in the equipment sold by Seller and proceeds thereof for the unpaid purchase price or any part thereof until payment in full of such purchase price is made as provided herein. Upon wrongful refusal of Buyer to accept delivery of the equipment ,or upon failure to pay the purchase price thereof, Seller at its election may retake or resell the equipment and recover from Buyer all damages suffered, including repossession, transportation, selling and advertising costs, as well as costs of suit and attorney's fees of Twenty (20%) Per Cent of any claimed amount. Buyer hereby grants Seller the right to enter upon Buyer's premises without notice, and to reclaim any equipment of Seller, and Buyer waives any right of whatever nature or source to notice or judicial hearing prior to said entry, reclamation, or resale.

6. Buyer shall treat as confidential all drawings and data submitted by Seller pertaining to price, size and design. Buyer shall not give or show such drawings or data to others under any circumstances, unless specifically approved by Seller. All such drawings and data shall remain property of Seller. All data collected and utilized by Buyer is the sole property and responsibility of the Buyer and Seller shall not be held liable nor bear any responsibility for said data. Seller shall not be liable for any damages arising from and/or if determined use of this application are inaccurate, due to miss-entry of data, or calculations within the application itself. It is the sole responsibility of the Buyer to confirm the elevations in the field to match the plans in order to check the actual physical grade, as well as that all plans are up-to-date from changes, and to confirm that information matches all of the engineer requests.

"West Side has assigned its rights to sell rental machinery described herein to a Qualified Intermediary pursuant to an IRC Section 1031 exchange. This assignment has no effect on your rights or obligations under this agreement."

Exhibit B

Sullair 185 Compressor Brochure

SULLAIR®

SULLAIR 185 SERIES

Portable Lubricated Rotary Screw Air Compressors

Tier 4 Final Emissions Compliant

185 cfm at 100 psig ■ 5.2 m³/min at 7 bar



ABOUT SULLAIR

For more than 50 years, Sullair has been on the leading edge of compressed air solutions. We were one of the first to execute rotary screw technology in our air compressors, and our machines are famous all over the world for their legendary durability. As the industry moves forward, Sullair will always be at the forefront with quality people, innovative solutions, and air compressors that are built to last.

Sullair was founded in Michigan City, Indiana in 1965, and has since expanded with a broad international network to serve customers in every corner of the globe. Sullair has offices in Chicago and manufacturing facilities in the United States and China — all ISO 9001 certified to ensure the highest quality standards in manufacturing. In addition, Sullair Suzhou and Shenzhen facilities are ISO 14001 and OHSAS 18001 certified.

Sullair is A Hitachi Group Company

RELIABILITY.
DURABILITY.
PERFORMANCE.

These are the pillars that drive the quality of Sullair compressors. It's a promise we keep with every machine we make.

RELIABILITY

Customers who work with Sullair have found that the intangibles make all the difference — things like trust, confidence, and peace of mind. They go to work every day having full faith in their equipment, as well as the knowledge that dedicated distributors and Sullair personnel have their back every step of the way.

DURABILITY

Bulletproof. Built to last. However you spin it, Sullair compressors are in it for the long haul, driven by the design of the legendary air end. At jobsites all over the world — from construction to mining and more — you'll find Sullair compressors that have stood the test of time, running consistently today like they did on day one.

PERFORMANCE

Sullair is constantly innovating to improve performance. For our portable compressors, this means machines engineered with features designed to help maximize your business potential including:

- Compact designs for easier storage and maneuverability
- Increased energy efficiency to maximize run time
- And our largest compressors include easy access connections to external fuel sources making long-term operation possible

THE NEXT GENERATION OF
PORTABLE PERFORMANCE
SULLAIR 185 SERIES TIER 4 FINAL EMISSIONS COMPLIANT

The workhorse of our elite mobile fleet, the Sullair 185 Series is fully optimized and ready to hit the road. The modern design is light and compact for easy maneuverability and features multiple engine options to meet your needs.

Improved Sullair 14-series air end, continuing the tradition of reliable durability
- Integrated leak-free design
- Direct drive

Multiple engine options available
- Caterpillar, Kubota or Perkins
  - Turbo-charged to handle high altitudes
  - Tier 4 Final Emissions Compliant

Improved fuel efficiency with a 27-gallon fuel tank — up to 10 hours run time

Compact design for improved maneuverability

Easy service and maintenance
- Improved access to engine, air filter and oil dipstick
- Consolidated fuse/relay box in one location

AWF® all-weather lubricant — Sullair 185 standard fill — to help keep your compressor running in extreme conditions

Enclosed large tool box to carry your Sullair air tools



TECHNICAL SPECIFICATIONS

FOR MORE INFORMATION, CONTACT YOUR LOCAL AUTHORIZED SULLAIR DISTRIBUTOR.

PERFORMANCE	185 CAT	185 KUBOTA	185 PERKINS
Actual Delivery *cfm (m³/min)*		185 (5.2)	
Rated Pressure *psig (bar)*		100 (7)	
Pressure Range *min/max psig (bar)*		80/125 (5.5/8.6)	
Fuel Consumption at Full Load *gph (l/h)*	2.9 (10.9)	2.7 (10.2)	2.9 (10.9)
Maximum Operating Altitude *ft (m)*	9840 (3000)	9000 (2743)	9840 (3000)
ENGINE			
Make & Model *(Emissions Level)*	CAT C2.2 (T4F)	KUB1803 (T4F)	Perkins 404F-E22T
Operating Speed *rpm*		2720	
Available Power *bhp (kw)*		49 (36.5)	
Displacement *in³ (l)*	135 (2.13)	111 (1.82)	135 (2.13)
Cooling System Capacity *gal (l)*	2.6 (9.8)	2.75 (10.4)	2.6 (9.8)
Engine Oil Capacity *qts (l)*	7.6 (7.1)	7.3 (6.9)	7.6 (7.1)
Fuel Tank Capacity *gal (l)*		27 (102)	
Electrical System Voltage		12	
Battery Rating CCA		1000	
COMPRESSOR			
Service Valves No/Size *in (mm)*		2/¾ (19)	
Compressor Oil Capacity *gal (l)*		2.1 (7.9)	
DPQ PACKAGE — INCLUDES RUNNING GEAR			
Working Weight *lbs (kg)*	2275 (1032)	2175 (987)	2275 (1032)
Dry Weight *lbs (kg)*	2060 (934)	1960 (889)	2060 (934)
Length *in (mm)*		131 (3327)	
Width *in (mm)*		59 (1499)	
Height *in (mm)*		58 (1473)	
Track Width *in (mm)*		51 (1295)	
Max Towing Speed *mph (kph)*		55 (89)	
Axle Rating *lbs (kg)*		3700 (1678)	
Tire Size		ST175/80D13	
DLQ PACKAGE — LESS RUNNING GEAR			
Working Weight *lbs (kg)*	2050 (930)	1950 (845)	2050 (930)
Dry Weight *lbs (kg)*	1835 (833)	1740 (789)	1835 (833)
Length *in (mm)*		79 (2007)	
Width *in (mm)*		41 (1041)	
Height *in (mm)*		48 (1219)	

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418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Ted Friedley, Public Works
THROUGH:
SUBJECT: A Resolution Authorizing the Order and Purchase of Bobcat Mini Track Loader With Certain Specifications and Equipment Through Sourcewell Purchasing Program
DATE: August 10, 2026

SUMMARY/BACKGROUND
The Public Works Department is requesting to purchase a Bobcat Mini Track Loader MT120. Staff was able to obtain Governmental Pricing through Sourcewell contract 020223-CED from the authorized Bobcat vendor in the amount of $40,834.99.

ANALYSIS
$50,000 has been included in the FY27 Property Maintenance and Capital Equipment Fund budget.

Consistency with Village Policy
Budget (if applicable)

STAFF RECOMMENDATION
Pass A Resolution Authorizing the Order and Purchase of Bobcat Mini Track Loader With Certain Specifications and Equipment Through Sourcewell Purchasing Program

BOARD ACTION REQUESTED
Pass A Resolution Authorizing the Order and Purchase of Bobcat Mini Track Loader With Certain Specifications and Equipment Through Sourcewell Purchasing Program

ATTACHMENTS
A Resolution Authorizing the Order and Purchase of Bobcat Mini Track Loader With Certain Specifications and Equipment Through Sourcewell Purchasing Program.pdf

VILLAGE OF LEMONT

RESOLUTION
NUMBER R-___-26

A RESOLUTION AUTHORIZING THE ORDER AND PURCHASE OF BOBCAT MINI TRACK LOADER WITH CERTAIN SPECIFICATIONS AND EQUIPMENT THROUGH SOURCEWELL PURCHASING PROGRAM

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 AUTHORIZING THE ORDER AND PURCHASE OF BOBCAT MINI TRACK LOADER WITH CERTAIN SPECIFICATIONS AND EQUIPMENT THROUGH SOURCEWELL PURCHASING PROGRAM

WHEREAS, it has become necessary for the Village of Lemont ("Village") to purchase a Bobcat Mini Track Loader MT120 with certain specifications and equipment; and

WHEREAS, Sourcewell Purchasing Cooperative on behalf of local governments bid for the purchase of Bobcat Mini Track Loader MT120 with certain specifications and equipment to cooperative contract #020223-CEC; and

WHEREAS, Sourcewell Purchasing Cooperative is a public agency authorized to participate in the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 et. Seq; as is the Village

WHEREAS, upon receipt of the price quote submitted, the President and Village Board have determined that it is advisable, necessary, and in the best interests of the Village to Participate in the Sourcewell Purchasing Cooperative contract attached hereto as Exhibit A for Bobcat Mini Track Loader MT120 with certain specifications and equipment at a price not to exceed $40,834.99; and

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:

The Foregoing findings and recitals are hereby adopted as section One of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2:

The Village shall participate in Sourcewell Purchasing Contract #020223-CEC, and hereby approves the quote for Bobcat Mini Track Loader MT120 from Atlas Bobcat, 1160 McCabe Avenue, Elk Grove Village, IL 60007, attached hereto as Exhibit A in an amount not to exceed $40,834.99.

SECTION 3:

The Village President, Village Administrator, or his Designee is also hereby authorized to execute any documents and take any other steps necessary to purchase Bobcat Mini Track Loader MT120 with certain specifications and equipment in accordance with the quote submitted by Atlas Bobcat, in an amount not to exceed $40,834.99, and to take any other steps necessary to carry out this Resolution.

SECTION 4:

This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND 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

Bobcat Quote TS1850430

Quotation Number: **TS1850430**
Quote Sent Date: **Jun 03, 2026**
Expiration Date: **Jul 03, 2026**
Prepared By: **Todd Swartz**
Phone: 847-529-1191
Email: tswartz@atlasbobcat.com

Customer
Village of Lemont
418 Main St
Lemont, IL, 60439
Phone: +1 630 257 0383

Contact
Chris Huber
Phone: 630.918.0884
Email: chuber@lemont.il.us

Dealer
Atlas Bobcat, Elk Grove Village, IL
1160 MCCABE AVE

Item Name	Item Number	Quantity	Price Each	Total
MT120 Mini Track Loader	M0117	1	34,922.90	34,922.90
Standard Equipment: 24.5 HP Tier 4, Liquid Cooled, Diesel Engine 12V Power Port Attachment interface: Bob-Tach Attachment Mounting System or CII Common Industry Interface Auxiliary Hydraulics Built-in Tie Down and Crane/Lift locations Case Drain Continuous Flow Shutoff Pedal Cupholders Cylinder Cushioning - Lift, Tilt Instrumentation: 4.3-inch Display Keyless Ignition, Engine Temperature & Fuel Gauges, Hour meter, RPM, and Warning Indicators Includes maintenance interval notification, QR code faults readout and security lockouts ISO Pattern Joystick Travel Controls Lift Arm Lockout with Manual Bypass Lift Arm Support Lift Path: Vertical Parking Brake: Spring Applied, Pressure Released (SAPR) Solid Mounted Carriage with 5 Rollers Spark Arrestor Muffler Tracked Traction System: Multi-Bar Lug Rubber track, 9.1 in. wide; Optional 11.0 in wide track Warranty: 12 Months, Unlimited Hours				
Bobtach Interface	M0117-R02-C01	1	0.00	0.00
Wide Track	M0117-R09-C02	1	709.80	709.80
60 Month/2000 Hour Full Extended Warranty	9986295	1	3,000.00	3,000.00
	Total for MT120 Mini Track Loader			38,632.70
44" GPX Bucket	7501827	1	990.77	990.77
Bolt-On Cutting Edge, 44"	6729043	1	210.52	210.52
	Total for 44" GPX Bucket			1,201.29
Mini Pallet Fork Frame	46941455	1	583.00	583.00
36" Pallet Fork Teeth	6540184	1	418.00	418.00
	Total for Mini Pallet Fork Frame			1,001.00
Sourcewell MTL Discount 30%	020223-CEC	1	0.00	0.00
	Total for Sourcewell MTL Discount 30%			0.00
Sourcewell MTL Attachment Discount 24%	020223-CEC	1	0.00	0.00
	Total for Sourcewell MTL Attachment Discount 24%			0.00
		Quote Subtotal		40,834.99
		Quote Total - USD		**40,834.99**

Customer Acceptance:

Quotation Number: **TS1850430** Purchase Order: _____

Authorized Signature:

Print: _____ Sign: _____

Date:_____ Email:_____ Tax Exempt: Y ☐ / N ☐

Exhibit B

Bobcat Brochure

MINI TRACK LOADERS

MT100, MT120



THE BEST
JUST GOT BETTER.

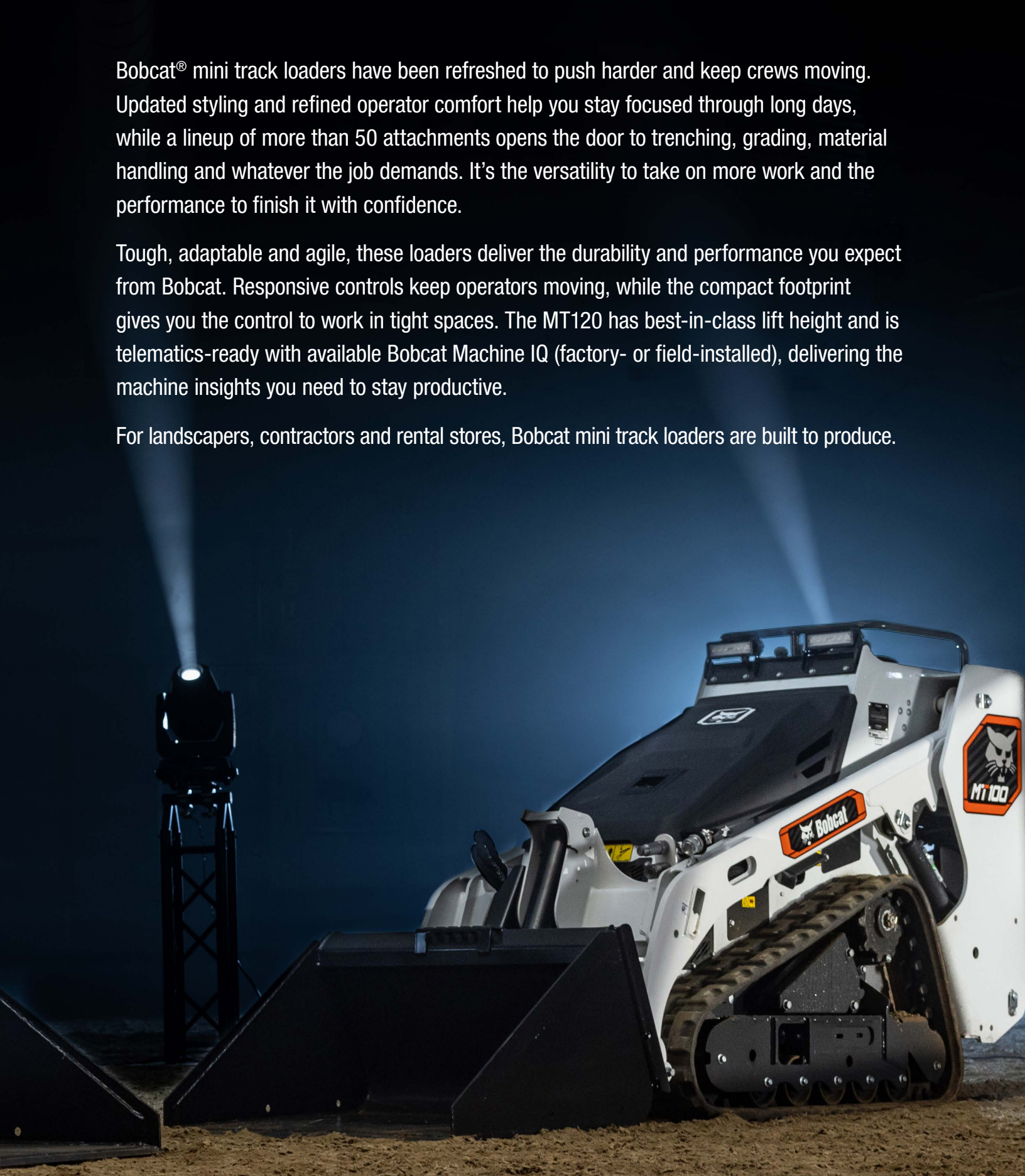


Machine: MT120
Attachment: Bucket

Bobcat® mini track loaders have been refreshed to push harder and keep crews moving. Updated styling and refined operator comfort help you stay focused through long days, while a lineup of more than 50 attachments opens the door to trenching, grading, material handling and whatever the job demands. It's the versatility to take on more work and the performance to finish it with confidence.

Tough, adaptable and agile, these loaders deliver the durability and performance you expect from Bobcat. Responsive controls keep operators moving, while the compact footprint gives you the control to work in tight spaces. The MT120 has best-in-class lift height and is telematics-ready with available Bobcat Machine IQ (factory- or field-installed), delivering the machine insights you need to stay productive.

For landscapers, contractors and rental stores, Bobcat mini track loaders are built to produce.



Machine: MT100
Attachment: Bucket



Machine: MT100
Attachment: Bucket

MT100	1,000 lb.	81.0 in.	24.8 hp	36 in.	11 gpm
	Rated Operating Capacity	Lift Height	Liquid-Cooled Diesel Engine	Width (with bucket)	Auxiliary Hydraulic Flow

THE BOBCAT MT100

The MT100 offers significant rated operating capacity (1,000 pounds) and breakout force. Its tough undercarriage includes heat-treated rollers and idlers that extend the life of the track system and enhance durability – so you can spend more time working and less time servicing your machine.



Machine: MT120
Attachment: Bucket

MACHINE IQ

MT120	1,200 lb.	88.2 in.	24.5 hp	36 in.	11.8 gpm
	Rated Operating Capacity	Lift Height	Liquid-Cooled Diesel Engine	Width (with bucket)	Auxiliary Hydraulic Flow

THE BOBCAT MT120

Designed with you and your challenges in mind, the MT120 offers superior lift capacity and best-in-class lift height and reach in a small but heavy-duty machine. With 1,200 pounds of capacity, 88.2 inches of lift height and simple pilot controls, it delivers strong performance and long-term value. Telematics-ready with available Bobcat Machine IQ, it lets you monitor machine location, track usage and receive service alerts to stay ahead of downtime. Remote enable and disable adds another layer of control and security.



Machine: MT120
Attachment: Pallet Fork

COMPACT MACHINE LEGENDARY PERFORMANCE

With a high capacity that tackles more of the job with every cycle, Bobcat mini track loaders make a perfect addition to your fleet. Under 36 inches wide and 87 inches long without an attachment, it can access areas that other machines can't. Squeeze through doorways or gates and work in close quarters indoors or outdoors. Rugged rubber tracks keep you going in soft, wet or muddy conditions, with minimal ground disturbance.

CONCENTRATED POWER

A Bobcat mini track loader packs a lot of power in a small package. It's the perfect solution for tight-fitting indoor and outdoor jobs where wheelbarrows and shovels are the only other option.

EASE OF USE

Bobcat mini track loaders offer an ideal combination of an easy-to-use machine in a less intimidating size – so they're a great match for new operators, renters and seasonal help – or for anyone who needs to do big jobs in small areas.

MINIMAL GROUND DISTURBANCE

Travel over established surfaces with minimal ground disturbance and fewer surface repairs. The Bobcat MT120 has a ground pressure as low as 4.3 psi with standard tracks and 3.9 psi with wide tracks.

POWERFUL NON-DPF ENGINE

Powered by high-torque, non-DPF engines, Bobcat mini track loaders deliver plenty of muscle for the job with no time lost to regeneration.

A COMFORTABLE VIEW TO THE CUTTING EDGE

The integrated ride-on platform provides a clear view to the bucket cutting edge or attachment, as well as to the sides of the machine. You can confidently operate from a natural position with less craning and straining to see the work. For improved operator comfort, the MT100 now includes softer hip pads, the same as those used on the MT120.

LOW COST OF OWNERSHIP

Rollers and idlers are permanently sealed and lubricated to reduce undercarriage maintenance and leave more time for your jobsite tasks. The MT120 also features maintenance-free bushings in the work group, as well as a direct system with no belts for less maintenance.



Machine: MT120
Attachment: Pallet Fork


Machine: MT100



Machine: MT120
Attachment: Grapple

MT120

SMOOTH PILOT CONTROLS

Do the work with smooth, fast, precise movement that responds seamlessly to your input. The MT120 has auxiliary hydraulic controls on the work group handle for extra convenience and simplicity during attachment operation.

CLASS-LEADING LIFT HEIGHT

The MT120 offers 88.2 inches of lift height to give you extra flexibility for loading trucks and trailers or placing materials in hard-to-reach areas.



Machine: MT120
Attachment: Brush Grapple

MORE ATTACHMENTS MEANS MORE PRODUCTIVITY

With an industry-leading attachment offering of 50-plus attachments, Bobcat delivers the versatility to match the way you work. Available with your choice of two attachment mounting systems, Bobcat mini track loaders move quickly from grading and backfilling to digging, hauling and more.

BOB-TACH ATTACHMENT MOUNTING SYSTEM

The Bob-Tach® attachment mounting system provides a wide selection of Bobcat-built attachments for mini track loaders. Its two robust, over-center latching pins provide the fastest attachment changes in the industry – and spring-loaded, wear-compensating wedges ensure a secure fit, time after time and year after year.

ATTACHMENTS FOR BOB-TACH ATTACHMENT MOUNTING SYSTEM:

- 36-inch bucket
- 44-inch bucket
- Angle broom
- Attachment adapter plate
- Auger
- Boring unit
- Digger
- Hydraulic breaker
- Industrial grapple
- Landplane
- Rotating hydraulic log grapple*
- Nitrogen breaker
- Pallet fork
- Root grapple
- Snowblower
- Soil conditioner
- Stump grinder
- Sweeper
- Tiller
- Trencher
- Utility blade
- Utility fork
- Utility grapple
- Vibratory plow



Machine: MT120
Attachment: Auger

COMMON INDUSTRY INTERFACE (CII)

Choose the CII system for a smaller, pin-on attachment style that's common on mini track loaders but provides the same range of motion and usability as our industry-leading Bob-Tach system. The Bobcat CII system features exclusive dual over-center, 90-degree latches that make for secure and quick attachment hookup. The pin is greasable and serviceable to facilitate long product life and ease of use.

ATTACHMENTS FOR THE COMMON INDUSTRY INTERFACE:

36-inch GPX bucket CII
36-inch GP bucket CII
44-inch GPX bucket CII
44-inch GP bucket CII
Breaker CII frame
Model 10 auger CII
Pallet fork CII
Trencher CII LT 113

**MT100 only.*



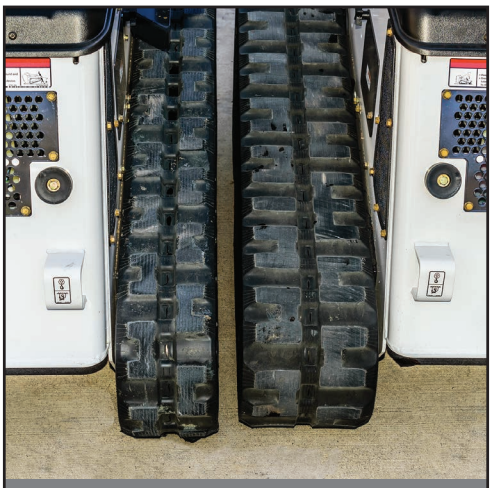
COMMON INDUSTRY INTERFACE

BOB-TACH ATTACHMENT MOUNTING SYSTEM



Machine: MT100
Attachment: Angle Broom

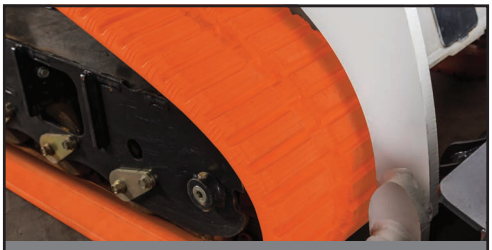
CHOOSE YOUR TRACKS.



Machine: MT100
Standard and optional wide track



Machine: MT120
Standard and optional wide track



Optional non-marking multi-bar lug rubber tracks won't leave black rubber marks on hard surfaces like concrete.

Multi-bar lug tracks (standard on MT120) combine increased traction with low vibration and excellent operator comfort. These flexible, cut-resistant and anti-gouge tracks are structurally designed to match the needs of your Bobcat mini track loader. Two different track sizes provide your preferred combination of performance and ground pressure.

STANDARD TRACK: UNDER 36 INCHES WIDE

Narrow tracks keep your machine's width to just 35.6 inches without an attachment. Depending on the size of your attachment, you can easily slip through doorways and fence gates. The narrow track ground pressure, as low as 4.3 psi on the MT120, provides good protection for most turf and finished surfaces.

WIDE TRACK: MINIMIZED GROUND PRESSURE

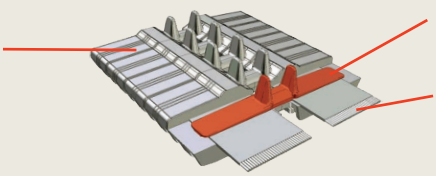
The optional wide track enhances ride quality while reducing ground pressure to as low as 3.9 psi on the MT120 – giving you the lightest-possible footprint for sensitive surfaces – and the mini track loader is still just 42 inches wide or less without an attachment.

MODELS	TRACK	PATTERN	SIZE	INSTALL OPTION
MT100	Standard/Narrow	C Pattern	7.0 in.	Factory & Field
		Multi-Bar Lug Non-Marking	7.0 in.	Field
		Chevron/V-Pattern	7.0 in.	Field
		Multi-Bar Lug	7.0 in.	Field
		Block Pattern	7.0 in.	Field
		Hex Pattern	7.0 in.	Field
	Wide	C Pattern	9.8 in.	Factory & Field
		Multi-Bar Lug Non-Marking	9.8 in.	Field
		Chevron/V-Pattern	9.8 in.	Field
		Multi-Bar Lug	9.1 in.	Factory & Field
		Zig-Zag Pattern	9.8 in.	Field
		Hex Pattern	9.8 in.	Field
MT120	Standard/Narrow	C Pattern	9.1 in.	Field
		Multi-Bar Lug Non-Marking	9.1 in.	Field
		Multi-Bar Lug	9.1 in.	Factory & Field
	Wide	C Pattern	11.0 in.	Field
		Multi-Bar Lug Non-Marking	11.0 in.	Field
		Multi-Bar Lug	11.0 in.	Factory & Field
		Zig-Zag Pattern	11.0 in.	Field

TRACK STRUCTURE

Each track is structurally designed to match the needs of your Bobcat equipment.

Cut-resistant, anti-gouge rubber compounds and tough outer rubber resist wear. A soft inner rubber compound provides flexibility.



Steel imbeds (links) guide the sprocket while increasing track stability and strength.

Internal steel cables provide a strong base for the roller path while equalizing tension.

SPECIFICATIONS

	MODEL	MT100	MT120
PERFORMANCE	Rated Operating Capacity (ROC) (35% of tipping load)	1000 lb. (453 kg)[1] / 1060 lb. (480 kg)[2]	1200 lb. (544 kg)
	Lift Arm Path	Radius	Vertical
	Tipping Load	2898 lb. (1314 kg)	3468 lb. (1573 kg)
	Hydraulic Pump Capacity	11.0 gpm (41.6 L/min.)	11.8 gpm (44.7 L/min.)
	Travel Speed (forward)	4.1 mph (6.6 km/hr.)	4.7 mph (7.5 km/hr.)
	Travel Speed (reverse)	2.9 mph (4.7 km/hr.)	4.7 mph (7.5 km/hr.)
	Operating Weight (with bucket)	3390 lb. (1537 kg)	3720 lb. (1687 kg)
DIMENSIONS	Length (without bucket)	84.5 in. (2145 mm)	86.8 in. (2204 mm)
	Width (with bucket and standard tracks)	36.0 in. (914 mm)	36.0 in. (914 mm)
	Width (with bucket and wide tracks)	41.1 in. (1043 mm)	44.0 in. (1117 mm)
	Height	54.6 in. (1387 mm)	57.6 in. (1463 mm)
	Height to Bucket Hinge Pin	81.0 in. (2057 mm)	88.2 in. (2239 mm)
	Reach – Fully Raised	18.6 in. (472 mm)	22.2 in. (563 mm)
ENGINE	Emissions Tier (EPA)	Tier 4	Tier 4
	Fuel/Cooling	Diesel/Liquid	Diesel/Liquid
	Cylinders	3	3
	HP/Displacement	24.8 hp (18.5 kW)/55.0 cu. in. (0.9 L)	24.5 hp (18.2 kW)/75.2 cu. in. (1.2 L)
	Fuel Tank Capacity	7.0 gal. (26.5 L)	8.1 gal. (30.6 L)
TRACKS/ UNDERCARRIAGE	Track Width – Standard	7.0 in. (180 mm)	9.1 in. (230 mm)
	Track Width – Optional	9.8 in. (248 mm)	11.0 in. (280 mm)
	Ground Pressure (with standard tracks)	5.3 psi (35.8 kPa)	4.3 psi (29.0 kPa)
	Ground Pressure (with wide tracks)	4.0 psi (27.3 kPa)	3.9 psi (27.0 kPa)
	Grease Cylinder Track Tensioning	–	Std
OPERATION	Steering and Drive	ISO Joystick	ISO Joystick
	Lift and Tilt	ISO Joystick	ISO Joystick
	Transmission	Hydrostatic Track Drive System	Hydrostatic Track Drive System
	Attachment	Single Lever With Dual Direction Detent	Fingertip Auxiliary Hydraulics Control
MACHINE FEATURES AND OPTIONS	4.3” LCD Color Display With Keyless Start, Password Protection and Service/Warning Alerts	–	Std
	Attachment Control Kit	Opt	Opt
	Attachment Mounting System Conversion Kit (convert from CII to Bob-Tach system)	Opt	Opt
	Auxiliary Hydraulics	Std	Std
	Case Drain Kit	Opt	Std
	Catalytic Exhaust Purifier	Opt	Opt
	Choice of Attachment Mounting System	Bob-Tach mounting system or common industry interface (CII) system	Bob-Tach mounting system or common industry interface (CII) system
	Counterweight	Std – Removable	Std
	Engine Angle Sensor Kit	–	Opt
	Engine Block Heater	Opt	Opt
	Hydrostatic Drive Train	Std	Std
	Lift Arm Lockout With Manual Bypass	Std	Std
	Lift Arm Support	Std	Std
	Lift Hook Locations	Std	Std
	Light Kit (Front)	Opt	Opt
	Light Kit (Rear)	–	Opt
	Liquid-Cooled Diesel Engine	Std	Std
	Machine IQ (Telematics)	–	Opt
	Multi-Bar Lug Track	Opt	Std
	Neutral Start Interlocks	Std	–
	Non-Marking Tracks	Opt	Opt
	Parking Brake	Std	Std
	Ride-On Platform	Std	Std
	Spark Arrestor Muffler	Std	Std
	Tie-Down Locations	Std	Std
	Tilt Lockout	Std	Std

[1]Counterweights located in the undercarriage.

[2]Counterweights located in rear position.



Certain specification(s) are based on engineering calculations and are not actual measurements. Specification(s) are provided for comparison purposes only and are subject to change without notice. Specification(s) for your individual Bobcat equipment will vary based on normal variations in design, manufacturing, operating conditions, and other factors.

Bobcat

Bobcat Company is a member of the Doosan Group. Doosan is a global leader in construction, grounds maintenance and material handling equipment, power and water solutions, and engineering that has proudly served customers and communities for more than a century.

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DOOSAN

B-1776 (05/26)
EP-7M-0526-24389-F

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Ted Friedley, Public Works
THROUGH:
SUBJECT: A Resolution Authorizing the Purchase of Bulk Road Salt from Midwest Salt LLC FY27
DATE: August 10, 2026

SUMMARY/BACKGROUND
The Village of Lemont participates in the State of Illinois CMS bid for bulk road salt every year. Due to supply and market conditions from last year's winter season, many Communities did not have all their requests included in the bid results from the State. Since the State requires each delivery location to submit a separate request, the Archer Derby salt dome was included in the bid, but the Public Works salt barn on New Avenue was not. As a result, the Village has two options. Either procure salt through our own purchasing process or elect to remain on the State's procurement process while they continue to identify sources of salt through an emergency purchase. With the second option, there is no guarantee the State will be able to source salt, pricing may be higher than anticipated due to market conditions, and there is no ability to guarantee orders would be fulfilled. To procure enough road salt for the winter season, staff reached out to area vendors to obtain pricing. Due to market conditions this year, supply is limited, prices will only increase with time, and any guarantees for supply will likely decrease.

- Midwest Salt - $111.50 per ton delivered with no prepay or deposit required.
- Barge Terminal Trucking - $117.72 per ton delivered - the order must be prepaid in advance
- Russo

ANALYSIS
The purchase of rock salt is included in the FY27 Motor Fuel Tax budget and the amount requested is within the budgeted amount

Consistency with Village Policy
Budget (if applicable)

STAFF RECOMMENDATION
Pass A Resolution Authorizing the Purchase of Bulk Road Salt from Midwest Salt LLC FY27

BOARD ACTION REQUESTED
Pass A Resolution Authorizing the Purchase of Bulk Road Salt from Midwest Salt LLC FY27

ATTACHMENTS
A Resolution Authorizing the Purchase of Bulk Road Salt from Midwest Salt LLC FY27.pdf

VILLAGE OF LEMONT

RESOLUTION
NUMBER R-___-26

A RESOLUTION AUTHORIZING THE PURCHASE OF BULK ROAD SALT FROM MIDWEST SALT LLC FY27

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 AUTHORIZING THE PURCHASE OF BULK ROAD SALT FROM MIDWEST SALT LLC FY27

WHEREAS, it has become necessary for the Village of Lemont "Village" to purchase bulk road salt for the upcoming winter season; and

WHEREAS the Village participates annually in the State of Illinois CMS bid for bulk road salt; and

WHEREAS the Public Works salt barn was not bid on through the State for the upcoming winter season; and

WHEREAS the Village will not participate in the State Procurement for Emergency Sourcing and will source bulk road salt through the Village's procurement process; and

WHEREAS, the Village has purchased bulk road salt from Midwest Salt LLC and is satisfied with its relationship; and

WHEREAS, the Village desires to contract with Midwest Salt LLC for the purchase of bulk road salt; and

WHEREAS, Section 5/8-9-1 of the Illinois Municipal Code (65ILCS 5/8-9-1) allows the Board of Trustees of the Village ("Village Board"). Upon a vote of two-thirds of the trustees then holding office, to waive the requirements for competitive bidding; and

WHEREAS, The Village Board has determined that it is advisable, necessary, and in the best interest of the Village to waive competitive bidding and authorize the purchase of bulk road salt from Midwest Salt LLC at a price not to exceed $78,050.00.

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:

The Foregoing findings and recitals are hereby adopted as section One of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2:

Waiver of Public Bid Requirements and Authority to Purchase. The Village Board hereby waives the competitive bidding requirements otherwise applicable to the purchase of bulk road salt from Midwest Salt LLC at price not to exceed $78,050.00.

SECTION 3:

The Village Administrator or his designee is hereby authorized to execute any documents and take any other steps necessary to purchase bulk road salt from Midwest Salt LLC at a price not to exceed $78,050.00, and to otherwise conduct this resolution.

SECTION 4:

This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND 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

Midwest Salt LLC Bulk Road Salt Purchase Agreement

BULK SALT SALES AGREEMENT

This Bulk Road Salt Sales Agreement (the “Agreement”) is entered into as of the date of last signature below (the “Effective Date”) between Midwest Salt, LLC ("Seller") and Village of Lemont ("Buyer"). Seller and Buyer are each a “Party” and together the “Parties”.

Buyer Information

Entity Name: Village of Lemont

Ship-To Address: 16680 New Ave., Lemont, IL

Offer / Agreement Valid Through: August 12, 2026

1. **Product, Pricing, Quantity**

1.1. The price, product and quantities are as follows:

Product: Bulk Rock Salt – Untreated
Pre-Season Quantity: 0 tons
Pre-Season Price: $111.50/ton delivered
In-Season Quantity: 700 tons
In-Season Price: $111.50/ton delivered

1.2. **Quantity Commitment**. Buyer commits to purchase, and Seller commits to provide, one hundred percent (100%) of the combined total tonnage of the Preseason Quantity and In-Season Quantity (together, the “Total Quantity”) regardless of the proportion actually delivered under each category, at the rates set forth in Section 1.1 and Section 1.3.

1.3. **Preseason Rate Conversion.** Any Preseason tons not delivered to or picked up by Buyer by September 30, 2026, shall automatically convert to, and be priced and delivered at, the In-Season rate set forth in Section 1.1. This conversion does not reduce, excuse, or otherwise affect Buyer's Total Quantity commitment under Section 1.2.

1.4. **Order Classification**. Preseason orders are those placed by Buyer and confirmed in writing by Seller on or before September 30, 2026, up to the Preseason Quantity listed in Section 1.1. Orders placed after that date, or in excess of the Preseason Quantity, are In-Season orders and priced accordingly. Orders that would cause cumulative Preseason orders to exceed the Preseason Quantity shall be classified as In-Season

only as to the excess tonnage; tonnage within the Preseason Quantity cap remains classified as Preseason.

1.5. **Sales Tax:** The prices set forth above do not include applicable sales tax. Sales tax shall be added to and stated separately on each invoice unless Buyer provides Seller with valid tax-exemption documentation prior to Buyer's first order under this Agreement.

2. Payment Terms

2.1. Buyer shall pay all invoiced amounts in accordance with the payment terms set forth in Buyer's existing credit or account agreement with Seller, if any, as in effect on the date of the applicable invoice (the "Account Terms"). Any extension, continuation, or termination of credit availability to Buyer is at Seller's sole discretion at all times, and nothing in this Agreement shall be construed to establish, guarantee, or limit Seller's discretion with respect to Buyer's credit terms or availability.

2.2. **Credit Hold**. If Buyer has any invoice past due, or credit is limited, suspended, or terminated by Seller, or Buyer is otherwise in breach of these payment terms, Seller shall have no obligation to accept, confirm, process, or fulfill any further orders under this Agreement until Buyer's account is brought current or Seller reinstates credit availability. Seller's exercise of this right shall not (i) excuse, reduce, or extend Buyer's minimum purchase commitment or any deadline under this Agreement, (ii) be deemed a breach of Seller's delivery obligations hereunder, or (iii) constitute a waiver of any of Seller's other rights or remedies under this Agreement or applicable law.

3. Minimum Quantity Shortfall

3.1. If Buyer's total deliveries as of March 31, 2027, are less than one hundred percent (100%) of the Total Quantity, Buyer shall fulfill the remaining commitment through one of the following options:

3.1.1. **Late Delivery**. Buyer picks up or takes delivery of the shortfall tons by April 15, 2027, at the In-Season rate listed in Section 1; or

3.1.2. **Storage Fee.** Buyer pays Seller a storage fee of $8.00 per ton on the shortfall tons not picked up or delivered by March 31, 2027. Seller will invoice Buyer for the Storage Fee of the shortfall tons.

3.2. Any shortfall quantity not removed by April 15, 2027, will automatically be billed the Storage Fee in Section 3.1.2.

4. Carryforward Tons

4.1. Any shortfall tons not delivered to or picked up by Buyer by April 15, 2027 ("Carryforward Tons") are automatically applied first to Buyer's orders the following

season, at the In-Season rate then in effect under this Agreement, before any tons are priced at that season's new rate. If Carryforward Tons still aren't fully delivered by the following season's end, they roll forward again, under this same rule until 24 months from April 15, 2027, after which they're forfeited with no refund. Notwithstanding the foregoing, for any Carryforward Tons not delivered, picked up, or incorporated into a new agreement under Section 4.2 by September 1, 2027, Seller shall have sole discretion, either to continue honoring the rate and terms of this Agreement as to those tons (subject in all cases to the 24-month limit above), or to deem them forfeited with no refund.

4.2. Upon execution of a new agreement between the parties for a subsequent season, any outstanding Carryforward Tons and their applicable rate shall be incorporated into that new agreement as a priced line item, and this Agreement shall thereupon terminate and be superseded in full subject to Section 11 (Term, Expiration, and Survival).

5. **Warranty.** This product shall comply with the specifications provided to Buyer by Seller. SELLER MAKES NO OTHER WARRANTY OF ANY KIND WHATEVER, EXPRESS OR IMPLIED; AND ALL IMPLIED WARRANTY OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY EXPRESSLY DISCLAIMED BY SELLER AND EXCLUDED FROM THE AGREEMENT.

6. **Inspection, Demurrage, and Detention**

6.1. Buyer may inspect the product prior to delivery; however, upon delivery Buyer acknowledges that the product delivered is in all respects accepted. Should Buyer reject the product at the time of inspection, Buyer shall provide Seller with a written notice of rejection via email or personal delivery to the Seller representative listed above, which notice shall apply only to the load inspected and which notice shall specify the reasons for the rejection. The parties agree that rejection of a load does not affect the remaining tonnage subject to this Agreement.

6.2. Buyer shall unload and release all transportation vehicles and equipment promptly so that no demurrage, detention, or other expenses resulting from delay shall be incurred; however, if any claims or demurrage charges are incurred by reason of any action or inaction by Buyer, then Buyer shall promptly reimburse Seller for such damages.

7. **Excused Performance; Force Majeure**

7.1. All orders are subject to Seller's ability to make delivery at the time and in the quantities specified herein. Seller shall be excused from performance for any and all causes beyond its reasonable control that impedes its ability to perform under this contract, including but not limited to, any act of god, explosion, accidents, riots, pandemics,

floods, labor disputes, or any other event that made performance impossible or impractical under the circumstances. If Seller is unable to deliver a specific order in full within 45 days of Seller's confirmation of receipt of that order, Buyer may, at its option, cancel that order. Notice of cancellation shall be in writing to the Seller representative listed above. Any refunds due shall be paid within seven (7) business days of notice from Buyer of such cancellation.

7.2. In the event Seller is unable for any reason to supply the total requirements of its customers, Seller may allocate its available supply of the product among its customers in a manner of its choosing.

8. **Indemnification.** Buyer shall indemnify, hold harmless, and defend Seller, its employees and agents, from any and all claims and expenses, including its reasonable attorneys' fees, arising out of any claims by any third parties, including but not limited to, claims by Buyer's employees and agents, excepting only claims for intentional misconduct by Seller.
9. **Limits of Liability.** In no event shall Seller be liable to Buyer or any third party for any indirect, consequential, incidental, special or exemplary damages. Buyer's actual damages are limited to the amounts actually paid to Seller under this Agreement, regardless of the basis for any such claims for damages.
10. **Dispute Resolution.** Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. Any claims under $75,000 shall proceed under the AAA Expedited Procedure rules. All claims shall be heard by a single arbitrator, selected pursuant to a list of arbitrators published by the AAA, which shall include as many former judges of the Circuit Court of Cook County, Illinois as are then available. The place of arbitration shall be Chicago, Illinois. The arbitration shall be governed by the laws of the State of Illinois. Each party will, upon written request of the other party, promptly provide the other with copies of all relevant documents. There shall be no other discovery allowed. Time is of the essence for any arbitration under this agreement and arbitration hearings shall take place within 90 days of filing and awards rendered within 120 days. The arbitrator shall agree to these limits prior to accepting appointment. The arbitrator will have no authority to award punitive or other damages not measured by the prevailing party's actual damages limited by the amounts of any payments previously made by Buyer to Seller under this agreement. The arbitrator may determine how the costs and expenses of the arbitration shall be allocated between the parties; however reasonable attorneys' fees shall be awarded to the prevailing party. Except as may be required by law, neither a party

nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both parties.

11. Term, Expiration, and Survival

11.1. **Term.** This Agreement commences on the Effective Date and continues through March 31, 2027 (the "Initial Term"), unless earlier terminated as provided herein. Buyer's right to place new orders for the Total Quantity expires at the end of the Initial Term. This Agreement does not automatically renew; any subsequent season's pricing and quantities shall be governed by a new agreement between the Parties.

11.2. **Survival.** Notwithstanding expiration or termination of this Agreement for any reason, including under Section 4.2, the following continue in full force until fully satisfied: (i) Buyer's obligations regarding any unpaid invoices; (ii) Sections 3 and 4 (Minimum Quantity Shortfall; Carryforward Tons), with respect to any tons outstanding as of the end of the Initial Term; and (iii) Sections 5 (Warranty), 8 (Indemnification), 9 (Limits of Liability), and 10 (Dispute Resolution), with respect to any claim arising from conduct, deliveries, or obligations occurring during the Initial Term or any period of survival under this Section.

11.3. **Final Expiration.** This Agreement terminates in its entirety upon the earliest of: (i) delivery of all Total Quantity tons and all Carryforward Tons in full; (ii) forfeiture of all outstanding Carryforward Tons under Section 4.1; or (iii) 24 months from April 15, 2027. Termination under this Section does not relieve either Party of any obligation accrued, or liability arising from conduct occurring, before termination.

12. Miscellaneous

12.1. **Entire Agreement**. The Agreement constitutes the entire agreement between the Parties and supersedes all prior or contemporaneous communications, representations, or agreements.

12.2. **Amendments**. No amendment, modification, or waiver shall be effective unless in writing and signed by both Parties.

12.3. **Assignment**. Neither Party may assign this Agreement without the prior written consent of the other Party, except that Seller may assign to an affiliate or in connection with a sale of all or substantially all of its business.

12.4. **Counterparts**. The Agreement may be executed in counterparts, each of which is deemed an original, but all of which together are deemed to be one and the same agreement. Notwithstanding anything to the contrary herein, a signed copy of the Agreement delivered by facsimile, email, or other means of electronic transmission is

deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

[Remainder of page intentionally left blank]

Contacts

For orders and all general customer service questions, please contact **customerservice@midwestsalt.net**. For questions specific to this contract, please contact Jason Kane at **jason.kane@midwestsalt.net**.

Signatures

BUYER

Business: Village of Lemont

Contact: Ralph Pukula

Signature:

_____

Date of Contract:

_____

SELLER

Business: Midwest Salt, LLC

Contact: Jason Kane

Signature:

_____

Date of Contract:

_____

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: George Schafer, Administration
THROUGH:
SUBJECT: An Ordinance Annexing Territory Pursuant to 65 ILCS 5/7-1-13 (14611 Main Street)
DATE: August 10, 2026

SUMMARY/BACKGROUND
Attached for consideration is an ordinance for annexation of approximately 0.413 acres of property at 14611 Main Street. The annexation was discussed at the April Committee of the Whole where the Board asked staff and legal to move forward with the process to annex the property.

As discussed at the committee of the whole meeting. staff has been asked by neighboring property owners on Main Street to consider annexing the property at 14611 Main Street utilizing Section 7-1-13 of the Illinois Municipal Code, as it appears the parcel is completely surrounded by Village boundaries. The property has received several property maintenance and other citations through the Cook County Building & Zoning Department and still remains in nuisance status, according to the neighboring owners. Bringing properties into Village jurisdiction allows the Village to utilize its tools for nuisance abatement should additional issues arise rather than relying on the county. Annexing properties also ensures building permits and zoning entitlements are handled through the Village rather than through the county should the property develop. After discussion at the COW meeting, notification and other procedural steps have been followed by Village legal and the ordinance is now ready to be presented for consideration.

ANALYSIS
Annexation of unincorporated territories by municipalities has been a priority and directive set out by the Cook County Board President and other policy directives. These directives were discussed and incorporated into the Village's strategic planning efforts over the years with specific outcomes established to pursue annexation of unincorporated territory near or surrounded by the Village's corporate boundaries. The importance of these initiatives is not only to expand the Village's tax base, but also to exercise regulatory authority over areas adjacent and near the Village. Regulatory oversight of these areas is important to ensure development and zoning entitlements are consistent with the Village's long term plans and that they are are handled through the Village's development review process as opposed to the process and codes of the county or an adjacent municipality.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Motion to Approve Ordinance.

BOARD ACTION REQUESTED
Motion to Approve Ordinance.

ATTACHMENTS
2503821-Annex-14611Main-070726.pdf

Xrefs:

PLAT OF ANNEXATION

TO THE VILLAGE OF LEMONT, ILLINOIS

OF PART OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE

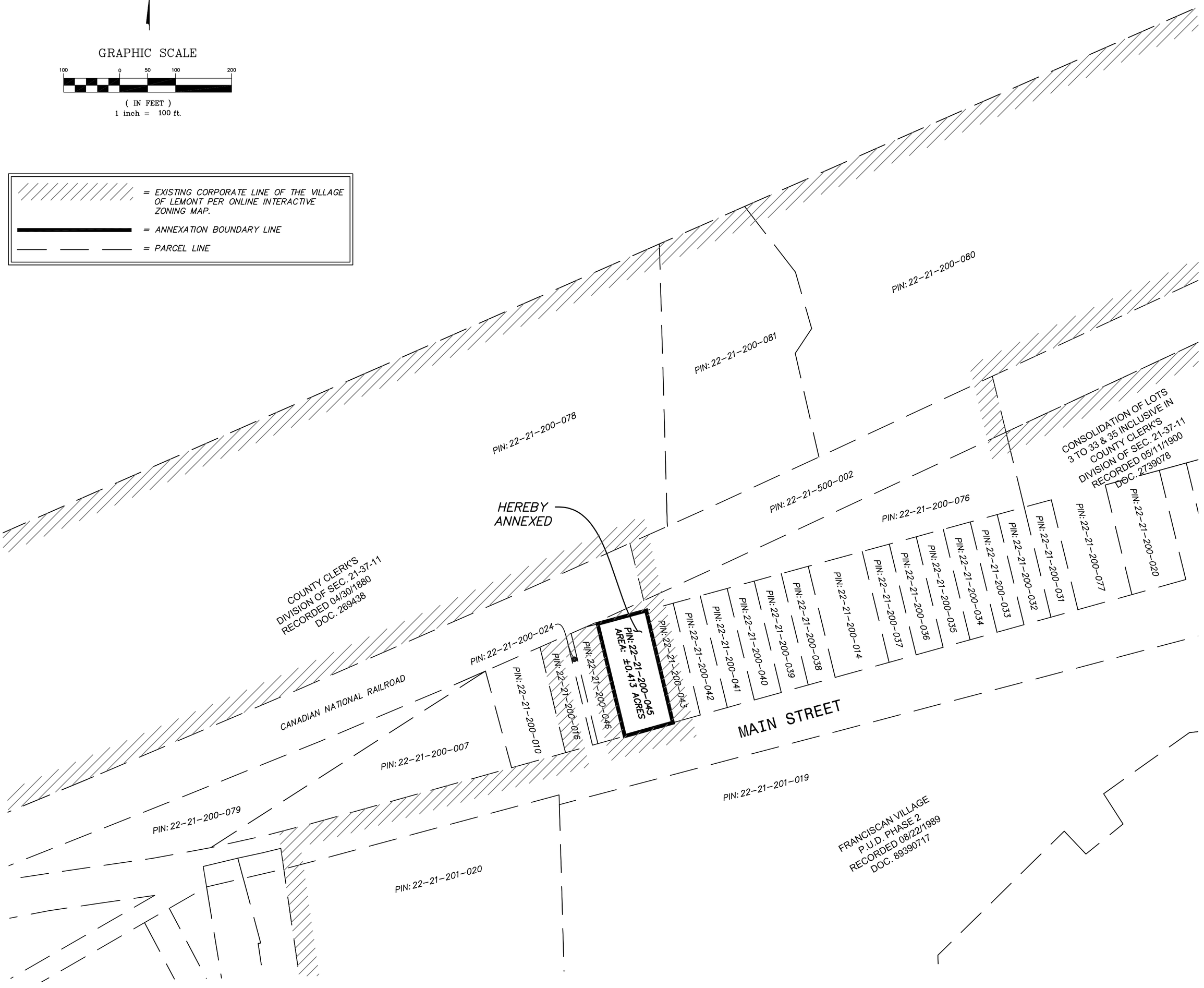
100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

= EXISTING CORPORATE LINE OF THE VILLAGE OF LEMONT PER ONLINE INTERACTIVE ZONING MAP.

= ANNEXATION BOUNDARY LINE

= PARCEL LINE



VILLAGE BOARD APPROVAL

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, ILLINOIS, AT A MEETING HELD THIS_____ DAY OF _____, 20__.

_____
VILLAGE PRESIDENT

VILLAGE CLERK

I HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY DESCRIBED HEREON.

_____
VILLAGE CLERK

LEGAL DESCRIPTION OF LANDS HEREBY ANNEXED

THE WESTERLY 90 FEET OF THE EASTERLY 1340 FEET OF THE SOUTHERLY 200 FEET OF LOT A (THE SOUTHERLY LINE OF LOT A BEING THE NORTHERLY LINE OF CHICAGO AND JOLIET ROAD) IN THE CONSOLIDATION OF LOTS 3 TO 33 BOTH INCLUSIVE AND LOT 35 IN COUNTY CLERK'S DIVISION OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN PREPARED FROM EXISTING PUBLIC RECORDS FOR THE PURPOSE OF ANNEXING SAID PROPERTY INTO THE VILLAGE OF LEMONT, ILLINOIS.

DATED AT NEW LENOX, WILL COUNTY, ILLINOIS JULY 07, 2026.

_____
MILAN DOBROSAVLJEVIC, PLS
MDOBROSAVLJEVIC@HRGREEN.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3615
LICENSE EXPIRES 11/30/2026

MILAN DOBROSAVLJEVIC 3615 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS NEW LENOX, ILLINOIS

NOTES:
* This map was created for use as a Plat of Annexation.
* All dimensions shown hereon were taken from existing deeds of record and current tax maps.
* This IS NOT a Plat of Survey. No assumptions or agreements as to ownership, use, or possession can be conveyed from this document.
* Parcel lines shown hereon are from the Cook County GIS.
* No distance should be assumed by scaling.
* This map is void without seal and signature affixed.
* The area shown per Warranty Deed recorded as Document 2028239187.

6/25/2026 8:41:20 AM
J:\2025\2503821\Survey\Dwg\2503821-Annex-14611Main.dwg

DRAWN BY: ECC
APPROVED: MD
JOB DATE: 07/07/2026
JOB NO: 2503821

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

HRGreen
Illinois Professional Design Firm # 184-001322
323 Alana Drive,
New Lenox, Illinois 60451
t. 815.462.9324 f. 815.462.9328
www.hrgreen.com

PLAT OF ANNEXATION
14611 MAIN STREET
LEMONT, ILLINOIS

NO.	DATE	BY	REVISION DESCRIPTION

SHEET
1 OF 1

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 Rezoning Approximately 28.9 Acres of Property Located at 16453 Alba Street, Lemont, Illinois from the R-1 Single-Family Residential District to the R-5A Detached & Attached Residential District and the R-6 Multi-Family Residential District (Copper Ridge West)
DATE:	August 10, 2026

SUMMARY/BACKGROUND

Teton Development, LLC is requesting approval of a rezoning from the R-1 Single-Family Residential District to the R-5A Detached & Attached Residential District and the R-6 Multi-Family Residential District to facilitate a mixed detached single-family and townhome subdivision on approximately 28.9 acres located at 16453 Alba Street. The rezoning is requested in conjunction with a Preliminary Planned Unit Development, and includes a clawback provision reverting the property to the R-1 Single-Family Residential District if the approved subdivision is not commenced within the timeframes established by the Unified Development Ordinance.

ANALYSIS

Comprehensive Plan

The subject property is designated Contemporary Neighborhood with a Conservation Overlay on the Future Land Use Map of the Lemont 2030 Comprehensive Plan.

Planning & Zoning Commission (PZC)

The Planning & Zoning Commission held a public hearing on May 6, 2026, and voted 6-1 to recommend approval of the requests.

Committee of the Whole (COW)

The Committee of the Whole discussed the requests on June 15, 2026. Comments raised at the meeting have been incorporated into the Copper Ridge West Ordinances and Development Agreement, as applicable.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinance.

BOARD ACTION REQUESTED

A motion to approve the attached ordinance.

ATTACHMENTS

An Ordinance Rezoning Approximately 28.9 Acres of Property Located at 16453 Alba Street from R-1 Single-Family Residential District to the R-5A Detached & Attached Residential District and the R-6 Multi-Family Residential District (Copper Ridge West)

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-____-26

AN ORDINANCE REZONING APPROXIMATELY 28.9 ACRES OF PROPERTY LOCATED AT 16453 ALBA STREET, LEMONT, ILLINOIS FROM THE R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE R-5A DETACHED & ATTACHED RESIDENTIAL DISTRICT AND THE R-6 MULTI-FAMILY RESIDENTIAL DISTRICT

(Copper Ridge West)

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 28.9 ACRES OF PROPERTY LOCATED AT 16453 ALBA STREET, LEMONT, ILLINOIS FROM THE R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE R-5A DETACHED & ATTACHED RESIDENTIAL DISTRICT AND THE R-6 MULTI-FAMILY RESIDENTIAL DISTRICT

(Copper Ridge West)

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

WHEREAS, Teton Development, LLC, (the "Petitioner"), is the contract purchaser of certain real property commonly known as 16453 Alba Street, Lemont, Illinois, consisting of approximately 28.9 acres, and legally described in Exhibit A attached hereto and made a part hereof (the "Subject Property"); and

WHEREAS, the Subject Property is currently zoned R-1 Single-Family Residential District in the Village of Lemont; and

WHEREAS, the Petitioner has requested that the Subject Property be rezoned from the R-1 Single-Family Residential District to the R-5A Detached & Attached Residential District and the R-6 Multi-Family Residential District, as depicted on Exhibit B attached hereto, pursuant to the Village of Lemont Unified Development Ordinance; and

WHEREAS, the requested rezoning is submitted in conjunction with a companion application for approval of a Preliminary Planned Unit Development (PUD) Plan and Plat for the Subject Property; and

WHEREAS, a public hearing concerning the proposed rezoning was held before the Planning & Zoning Commission at its regular meeting on May 6, 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 is consistent with the Village's long-range planning goals and policies and promotes the orderly growth and development of the Village.

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

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

Section 2: The Subject Property, legally described in Exhibit A attached hereto and made a part hereof, is hereby rezoned from the R-1 Single-Family Residential District to the R-5A Detached & Attached Residential District and the R-6 Multi-Family Residential District, as depicted on the Zoning Exhibit attached hereto as Exhibit B, pursuant to the Village of Lemont Unified Development Ordinance.

Section 3: The rezoning approved by this Ordinance is granted in conjunction with the companion ordinance approving a Special Use for a Preliminary Planned Unit Development (PUD) Plan and Plat for the Subject Property. If the Preliminary Planned Unit Development approval expires or lapses pursuant to Chapter 17.08 of the Village of Lemont Unified Development Ordinance, this rezoning shall automatically become null and void, and the Subject Property shall revert to the R-1 Single-Family Residential District classification without further action by the Village Board.

Section 4: If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, such invalidity shall not affect the validity of the remaining provisions of this Ordinance.

Section 5: All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

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

[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

LEGAL DESCRIPTIONS FOR RE-ZONING

PROPOSED COPPER RIDGE WEST SUBDIVISION

SINGLE FAMILY FROM R-1 TO R-5A

MULTI-FAMILY LOTS FROM R-1 TO R-6

LEGAL DESCRIPTION OF PROPOSED COPPER RIDGE WEST SUBDIVISION

PARCEL ONE

THAT PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION RUNNING THENCE EAST 9.275 CHAINS TO THE SOUTHEAST CORNER THEREOF; RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION, 16.10 CHAINS; RUNNING THENCE SOUTHWESTERLY TO THE WEST LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION AT A POINT DISTANT 10.90 CHAINS NORTH OF POINT OF BEGINNING; AND RUNNING THENCE SOUTH ON THE WEST LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION TO PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF LYING SOUTHWESTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT IN THE WEST LINE OF THE WEST HALF OF THE EAST HALF OF SAID NORTHWEST QUARTER DISTANT NORTHERLY 233.03 FEET FROM THE SOUTHWEST CORNER OF SAID WEST HALF; THENCE SOUTHEASTERLY 272.02 FEET MORE OR LESS TO A POINT OF TERMINATION IN THE SOUTH LINE OF THE WEST HALF OF THE EAST HALF OF SAID NORTHWEST QUARTER, BEING 140.07 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID WEST HALF AND ALSO 1084.23 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER), ALL IN COOK COUNTY, ILLINOIS.

PARCEL TWO

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER DISTANCE WESTERLY 1084.23 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTHEASTERLY 2106.13 FEET MORE OR LESS TO A POINT OF TERMINATION IN THE EAST LINE OF SAID SOUTHWEST QUARTER DISTANT SOUTHERLY 1804.23 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM, THE FOLLOWING:

THAT PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 39 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1223.86 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 01 DEGREES 23 MINUTES 02 SECONDS WEST, ALONG SAID WEST LINE 233.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 23 MINUTES 02 SECONDS WEST, ALONG SAID WEST LINE 203.21 FEET; THENCE SOUTH 38 DEGREES 01 MINUTES 35 SECONDS EAST, 1128.70 FEET; THENCE SOUTH 45 DEGREES 55 MINUTES 10 SECONDS WEST, 220.34 FEET; THENCE NORTH 32 DEGREES 22 MINUTES 35 SECONDS WEST, 721.74 FEET TO SAID NORTH LINE; THENCE CONTINUING NORTH 32 DEGREES 22 MINUTES 35 SECONDS WEST, 271.98 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM, THE FOLLOWING:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 45 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 66.00 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 09 SECONDS WEST, 954.64 FEET; THENCE NORTH 32 DEGREES 22 MINUTES 35 SECONDS WEST 1260.23 FEET; THENCE SOUTH 37 DEGREES 27 MINUTES 12 SECONDS EAST 1214.61 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 16 MINUTES 09 SECONDS EAST, ALONG SAID EAST LINE 1053.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPOSED SINGLE FAMILY SF LOTS 1-19)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER; 469.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38 DEGREES 01 MINUTES 35 SECONDS EAST, 57.63 FEET; THENCE 39 DEGREES 41 MINUTES 08 SECONDS EAST, 72.80 FEET; THENCE SOUTH 74 DEGREES 53 MINUTES 21 SECONDS EAST, 61.03 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 39 SECONDS EAST, 61.05 FEET; THENCE SOUTH 80 DEGREES 05 MINUTES 35 SECONDS EAST, 88.21 FEET; THENCE SOUTH 58 DEGREES 00 MINUTES 40 SECONDS EAST, 117.07 FEET; THENCE SOUTH 35 DEGREES 55 MINUTES 45 SECONDS EAST, 151.80 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 23 MINUTES 21 SECONDS EAST, ALONG SAID EAST LINE, 1008.40 FEET; THENCE SOUTH 82 DEGREES 27 MINUTES 22 SECONDS WEST, 106.41 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 58.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 23 MINUTES 21 SECONDS WEST, 869.90 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 282.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 36 MINUTES 39 SECONDS WEST, 41.95 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 195.00 FEET, ARC DISTANCE OF 181.61 FEET TO A POINT OF TANGENCY; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 197.94 FEET; THENCE NORTH 51 DEGREES 58 MINUTES 25 SECONDS EAST, 5.76 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 88 DEGREES 41 MINUTES 16 SECONDS EAST, ALONG SAID NORTH LINE, 142.51 FEET TO THE POINT OF BEGINNING.

PROPOSED MULTI-FAMILY MF #1 (LOTS 20-23)

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER; 611.91 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 25 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, 159.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81 DEGREES 49 MINUTES 37 SECONDS WEST, 116.59 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 64.79 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE NORTH ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.59 FEET TO THE POINT OF A REVERSE CURVE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 88.94 FEET; THENCE NORTH 53 DEGREES 24 MINUTES 13 SECONDS EAST, 16.26 FEET; THENCE NORTH 81 DEGREES 49 MINUTES 37 SECONDS EAST, 132.43 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 25 MINUTES 13 SECONDS EAST, ALONG SAID EAST LINE, 157.59 FEET TO THE POINT OF BEGINNING.

PROPOSED MULTI-FAMILY MF #2 (LOTS 24-27)

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER; 611.91 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 25 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, 159.91 FEET; THENCE SOUTH 81 DEGREES 49 MINUTES 37 SECONDS WEST, 116.59 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 64.79 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE NORTH ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.59 FEET TO THE POINT OF A REVERSE CURVE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 108.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID DESCRIBED CURVE, CONCAVE TO THE SOUTH, AN ARC DISTANCE OF 120.94 FEET; THENCE NORTH 76 DEGREES 50 MINUTES 28 SECONDS WEST, 36.88 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 105.38 FEET; THENCE NORTH 51 DEGREES 58 MINUTES 25 SECONDS EAST, 156.51 FEET; THENCE SOUTH 38 DEGREES 01 MINUTES 35 SECONDS EAST, 153.43 FEET; THENCE SOUTH 34 DEGREES 55 MINUTES 15 SECONDS WEST, 36.87 FEET TO THE POINT OF BEGINNING.

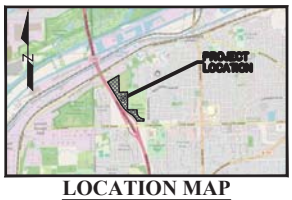
PROPOSED MULTI-FAMILY MF #3 (LOTS 28-82)

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER; 611.91 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 25 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, 159.91 FEET; THENCE SOUTH 81 DEGREES 49 MINUTES 37 SECONDS WEST, 116.59 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 64.79 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE NORTH ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.59 FEET TO THE POINT OF A REVERSE CURVE; THENCE NORTHERLY, WESTERLY AND SOUTHERLY ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 249.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID DESCRIBED CURVE, CONCAVE TO THE EAST, AN ARC DISTANCE OF 35.38 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38 DEGREES 01 MINUTES 35 SECONDS EAST, 520.69 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 255.00 FEET, AN ARC DISTANCE OF 141.75 FEET TO A NON-TANGENT POINT; THENCE SOUTH 13 DEGREES 22 MINUTES 02 SECONDS WEST, 235.97 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 159.66 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 37 DEGREES 27 MINUTES 12 SECONDS EAST, 74.52 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE EASTERLY, NORTHERLY AND WESTERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING AN RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 285.27 FEET TO THE POINT OF A REVERSE CURVE; THENCE WESTERLY ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.32 FEET TO THE POINT OF A COMPOUND CURVE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 109.68 FEET TO THE POINT OF TANGENCY; THENCE NORTH 13 DEGREES 22 MINUTES 02 SECONDS EAST, 235.97 FEET TO A NON-TANGENT CURVE; THENCE EAST ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 255.00 FEET, AN ARC DISTANCE OF 35.61 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88 DEGREES 36 MINUTES 39 SECONDS EAST, 41.95 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 188.50 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01 DEGREE 23 MINUTES 21 SECONDS EAST, 755.26 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 39 SECONDS WEST, 113.79 FEET; THENCE NORTH 37 DEGREES 27 MINUTES 12 SECONDS WEST, 17.00 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 59 SECONDS EAST, 86.67 FEET; THENCE NORTH 01 DEGREE 23 MINUTES 21 SECONDS WEST, 204.70 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 39 SECONDS WEST, 105.50 FEET; THENCE NORTH 01 DEGREE 23 MINUTES 21 SECONDS WEST, 95.46 FEET; THENCE SOUTH 52 DEGREES 32 MINUTES 48 SECONDS WEST, 104.55 FEET; THENCE NORTH 37 DEGREES 27 MINUTES 12 SECONDS WEST, 156.38 FEET; THENCE NORTH 52 DEGREES 32 MINUTES 48 SECONDS EAST, 6.78 FEET; THENCE NORTH 37 DEGREES 27 MINUTES 12 SECONDS WEST, 157.93 FEET TO THE RIGHT-OF-WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY AUTHORTY I-355 PER FINAL JUDGEMENT ORDER NO. 96L50625; THENCE NORTH 45 DEGREES 55 MINUTES 10 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 162.92 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 72.39 FEET; THENCE NORTH 13 DEGREES 15 MINUTES 43 SECONDS EAST, 147.60 FEET; THENCE SOUTH 51 DEGREES 58 MINUTES 25 SECONDS WEST, 71.34 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 625.26 FEET; THENCE NORTH 51 DEGREES 58 MINUTES 25 SECONDS EAST 97.81 FEET; THENCE NORTH 84 DEGREES 40 MINUTES 24 SECONDS EAST, 39.43 FEET TO THE POINT OF BEGINNING.

EXHIBIT B – ZONING EXHIBIT

L:\Projects\2025\25-0017\Engineering\DWG\Preliminary\25-0017 PE.dwg Plot Date:4/15/2026 5:27:17 PM By:nmeske

ZONING EXHIBIT
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

ZONING: R-I EXISTING

ZONING: PROPOSED: R5-A

ZONING: PROPOSED: R-6

ZONING: R-I EXISTING

ALBA COURT
ASPEN COURT
ALBA STREET
ALBA STREET

1 OF 1	PROJECT INFORMATION Project No.: 25-0017 Scale: 1" = 100' Date: 04-15-2026 Design By: SDS Drawn By: NSM Checked By: SDS	DESIGNTEK ENGINEERING, INC. CONSULTING, CIVIL ENGINEERING & LAND SURVEYING 9930 W. 190TH STREET, SUITE L MOKENA, ILLINOIS 60448 (708) 326-4961 FAX: (708) 326-4962 IL PROF. LIC. NO.: 184-003740	ZONING EXHIBIT FOR COPPER RIDGE WEST LEMONT, ILLINOIS	TETON DEVELOPMENT, LLC 565 VILLAGE CENTER DRIVE BURR RIDGE, ILLINOIS 60527 (630) 920-9430	REVISIONS NO. DATE DESCRIPTION BY

ZONING EXHIBIT

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Jamie Tate, Community Development
THROUGH: Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT: An Ordinance Granting a Special Use for a Preliminary Planned Unit Development (PUD) Plan and Plat for Approximately 28.9 Acres Located at 16453 Alba Street in Lemont, Illinois
DATE: August 10, 2026

SUMMARY/BACKGROUND

Teton Development, LLC, represented by attorney Vince Rosanova, is requesting approval of a Special Use for a Preliminary Planned Unit Development (PUD) and Preliminary Plat of Subdivision for approximately 28.9 acres located at 16453 Alba Street. The proposed Copper Ridge West development consists of 19 detached single-family homes and 63 attached townhome units on 82 residential lots, together with associated roadways, utilities, stormwater management facilities, open space, and supporting site improvements. The Preliminary PUD includes departures from certain provisions of the Unified Development Ordinance, as identified in the attached ordinance, and is being considered concurrently with a rezoning of the subject property and a Development Agreement.

ANALYSIS

Comprehensive Plan

The subject property is designated Contemporary Neighborhood with a Conservation Overlay on the Future Land Use Map of the Lemont 2030 Comprehensive Plan.

Planning & Zoning Commission (PZC)

The Planning & Zoning Commission held a public hearing on May 6, 2026, and voted 6-1 to recommend approval of the request.

Committee of the Whole (COW)

The Committee of the Whole discussed the request on June 15, 2026. Comments raised at the meeting have been incorporated into the PUD ordinance and Development Agreement, as applicable.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinance.

BOARD ACTION REQUESTED

A motion to approve the attached ordinance.

ATTACHMENTS

An Ordinance Granting a Special Use for a Preliminary Planned Unit Development (PUD) Plan and Plat for Approximately 28.9 Acres Located at 16453 Alba Street in Lemont, Illinois

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-___-26

AN ORDINANCE GRANTING A SPECIAL USE FOR A PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN AND PLAT FOR APPROXIMATELY 28.9 ACRES LOCATED AT 16453 ALBA STREET, LEMONT, ILLINOIS

(Copper Ridge West)

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 GRANTING A SPECIAL USE FOR A PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN AND PLAT FOR APPROXIMATELY 28.9 ACRES LOCATED AT 16453 ALBA STREET, LEMONT, ILLINOIS

(Copper Ridge West)

WHEREAS, Teton Development, LLC, (the "Petitioner"), is the contract purchaser of certain real property commonly known as 16453 Alba Street (PIN# 22-30-303-003), Lemont, Illinois, consisting of approximately 28.9 acres, and legally described in Exhibit A attached hereto and made a part hereof (the "Subject Property"); and

WHEREAS, the Petitioner applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17, Unified Development Ordinance ("UDO"), seeking a Special Use for a Preliminary Planned Unit Development (PUD) to construct a residential subdivision consisting of 19 single-family detached homes and 63 attached townhome units on 82 residential lots, consisting of the following (hereinafter referred to as the "Copper Ridge West Preliminary PUD"):

1. Preliminary Site Plan – Overall for Copper Ridge West by DesignTek Engineering, Inc. final revision date of 7/17/2026, attached hereto and incorporated herein as Exhibit B; and
2. Preliminary Landscape Plan by Gary R Weber Associates, Inc. dated 7/17/2026, attached hereto and incorporated herein as Exhibit C; and
3. Preliminary Engineering Plans by DesignTek Engineering, Inc. final revision date of 7/17/2026, attached hereto and incorporated herein as Exhibit D; and
4. Preliminary PUD Plat by DesignTek Engineering, Inc. final revision date of 7/15/2026, attached hereto and incorporated herein as Exhibit E; and

5. Copper Ridge West Elevations by Beechen & Dill Homes, dated 5/22/2026, attached hereto and incorporated herein as Exhibit F; and
6. Long-term Monitoring and Maintenance Plan for Copper Ridge West by Gary R. Weber Associates, Inc. dated 4/15/2026, attached hereto and incorporated herein as Exhibit G; and
7. Lot Coverage and Covered Rear Deck/Patio Exhibit by DesignTek Engineering, Inc. dated 4/15/2026, attached hereto and incorporated herein as Exhibit H; and
8. Preliminary Stormwater Management Report for Copper Ridge West by DesignTek Engineering, Inc. dated 2/18/2026 with a revision date of 4/15/2026, attached hereto and incorporated herein as Exhibit I; and
9. Traffic Impact Study by KLOA dated 2/17/2026, attached hereto and incorporated here in as Exhibit J; and

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on May 6, 2026, for the Preliminary Planned Unit Development approval request and voted 6-1 to recommend approval of the Preliminary Planned Unit Development (PUD); and

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

WHEREAS, the Village President and Board of Trustees have reviewed the matter herein and have determined that the requested Preliminary Planned Unit Development is in the best interest of public health, safety, and welfare of the residents of the Village of Lemont, and hereby adopts the Finding of Facts as set forth in Exhibit K.

NOW THEREFORE, be it ordained by the President and Board of Trustees of the Village of Lemont, Cook, DuPage and Will County, Illinois as follows:

SECTION ONE: 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: A Special Use for a Preliminary Planned Unit Development (PUD) and approval of the Preliminary Plat for the Subject Property are hereby granted as provided and conditioned in this Ordinance.

SECTION THREE: Conditions. The Special Use for the Preliminary Planned Unit Development (PUD) shall have the following conditions.

1. **General Conditions**. Unless otherwise approved by the Village Board, the Subject Property shall be developed and maintained in accordance with the Village Code, the Developer's Agreement approved as _____ on July 27, 2026, the conditions of this Ordinance, and the plans and documents incorporated as Exhibits to this Ordinance. Any substantial deviation from the approved Preliminary Planned Unit Development plans shall require approval of an amendment to this Ordinance in accordance with Chapter 17.08 of the Unified Development Ordinance.
2. Prior to Final Planned Unit Development (PUD) approval, the following plans and documents shall be submitted to the Village for review and approval with a Final PUD Application:

    a) Final engineering plans;
    b) Final landscape plan;
    c) Final tree survey and tree preservation plan;
    d) Homeowner Association Declarations, and
    e) Final architectural plans.
3. **Specific Conditions**. The following specific conditions shall apply:
    a) **Departures from Zoning Standards**. The following departures from the Unified Development Ordinance (UDO) are a part of this Preliminary Planned Unit

Development and Ordinance:

1. **Front Yard Lot Coverage.** Section 17.06.030(H) – To allow up to 40 percent lot coverage within the required front yard setback for single-family detached lots only to accommodate three-car driveways, as generally depicted in the approved exhibits; and
2. **Rear Yard Setback.** Section 17.07.010 and Table 17-07-01 - Section 17.07.010 and Table 17-07-01 – To allow only covered rear patios or covered porches for certain townhome units to encroach a maximum of 14 feet into the required 30-foot rear yard setback, as generally depicted in the approved exhibits. All uncovered patios and decks shall comply with the applicable provisions of the Unified Development Ordinance; and
3. **Side Yard Setback**. Section 17.07.010 and Table 17-07-01 – To allow a minimum side yard setback of 10 feet in the R-6 District, maintaining a minimum building separation of 20 feet, as generally depicted in the approved exhibits; and
4. **Minimum Lot Size**. Section 17.07.010 and Table 17-07-01 – To allow lots within the R-5A District with a minimum lot area of approximately 9,600 square feet, as generally depicted in the approved exhibits; and
5. **Maximum Lot Coverage**. Section 17.07.010 and Table 17-07-01 – To allow lot coverage of up to approximately 81 percent for certain R-6 lots, as generally depicted in the approved exhibits; and
6. **Street Right-of-Way Width.** Section 17.26.050 and Table 17-26-01 – To allow a 60-foot public right-of-way in lieu of the required 66-foot right-of-way, while maintaining the required pavement width, as generally depicted in the approved exhibits; and
7. **Cul-de-Sac Length**. Section 17.26.040(C) – To allow a cul-de-sac exceeding 300 lineal feet in length, as generally depicted in the approved exhibits; and
8. **Centerline Offset.** Section 17.26.050(C) – To allow a centerline offset of approximately 175 feet, as generally depicted in the approved exhibits; and
9. **Detention Basin Backslopes and Open Space Grading.** Section 17.29.020 – To allow backslopes and side slopes associated with detention berms and open

space grading of 3:1, as generally depicted in the approved exhibits; and

10. **Detention Basin Interior Side Slopes**. Section 17.29.020 – To allow 4:1 side slopes within the stormwater detention basins between the normal water level and high water level, as generally depicted in the approved exhibits; and
11. **Naturalized Detention Basin Depth.** Section 17.29.020 – To allow naturalized detention basin depths exceeding four feet, as generally depicted in the approved exhibits.

b) **Outstanding Comments**. The Petitioner shall address all remaining comments identified during the Preliminary Planned Unit Development review by the Consulting Planner, Village Engineer, Village Arborist, Village Ecologist, Village Plumber, Fire Marshal, and other reviewing agencies, as applicable, prior to Final Planned Unit Development approval.

c) **Preliminary Plat.** The Preliminary Plat approved herein shall be subject to final engineering review and approval by the Village prior to approval and recording of the Final Plat of Subdivision.

d) The Final Tree Survey and Tree Preservation Plan shall identify all design, utility installation, grading, and construction activities that may affect off-site or adjacent trees, including trees located on adjacent Village of Lemont property associated with utility extensions.

SECTION FOUR: The Preliminary Planned Unit Development (PUD) approval shall lapse in the event the Petitioner does not file a complete application for Final PUD approval within one (1) year of the date of this Ordinance, unless otherwise extended by the President and Board of Trustees of the Village.

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

SECTION SIX: That this Ordinance shall be in full force and effect from and after its

passage, approval and publication as provided by law.

SECTION SEVEN: All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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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

LEGAL DESCRIPTIONS FOR RE-ZONING

PROPOSED COPPER RIDGE WEST SUBDIVISION

SINGLE FAMILY FROM R-1 TO R-5A

MULTI-FAMILY LOTS FROM R-1 TO R-6

LEGAL DESCRIPTION OF PROPOSED COPPER RIDGE WEST SUBDIVISION

PARCEL ONE

THAT PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION RUNNING THENCE EAST 9.275 CHAINS TO THE SOUTHEAST CORNER THEREOF; RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION, 16.10 CHAINS; RUNNING THENCE SOUTHWESTERLY TO THE WEST LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION AT A POINT DISTANT 10.90 CHAINS NORTH OF POINT OF BEGINNING; AND RUNNING THENCE SOUTH ON THE WEST LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION TO PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF LYING SOUTHWESTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT IN THE WEST LINE OF THE WEST HALF OF THE EAST HALF OF SAID NORTHWEST QUARTER DISTANT NORTHERLY 233.03 FEET FROM THE SOUTHWEST CORNER OF SAID WEST HALF; THENCE SOUTHEASTERLY 272.02 FEET MORE OR LESS TO A POINT OF TERMINATION IN THE SOUTH LINE OF THE WEST HALF OF THE EAST HALF OF SAID NORTHWEST QUARTER, BEING 140.07 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID WEST HALF AND ALSO 1084.23 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER), ALL IN COOK COUNTY, ILLINOIS.

PARCEL TWO

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER DISTANCE WESTERLY 1084.23 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTHEASTERLY 2106.13 FEET MORE OR LESS TO A POINT OF TERMINATION IN THE EAST LINE OF SAID SOUTHWEST QUARTER DISTANT SOUTHERLY 1804.23 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM, THE FOLLOWING:

THAT PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 39 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1223.86 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 01 DEGREES 23 MINUTES 02 SECONDS WEST, ALONG SAID WEST LINE 233.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 23 MINUTES 02 SECONDS WEST, ALONG SAID WEST LINE 203.21 FEET; THENCE SOUTH 38 DEGREES 01 MINUTES 35 SECONDS EAST, 1128.70 FEET; THENCE SOUTH 45 DEGREES 55 MINUTES 10 SECONDS WEST, 220.34 FEET; THENCE NORTH 32 DEGREES 22 MINUTES 35 SECONDS WEST, 721.74 FEET TO SAID NORTH LINE; THENCE CONTINUING NORTH 32 DEGREES 22 MINUTES 35 SECONDS WEST, 271.98 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM, THE FOLLOWING:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 45 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 66.00 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 09 SECONDS WEST, 954.64 FEET; THENCE NORTH 32 DEGREES 22 MINUTES 35 SECONDS WEST 1260.23 FEET; THENCE SOUTH 37 DEGREES 27 MINUTES 12 SECONDS EAST 1214.61 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 16 MINUTES 09 SECONDS EAST, ALONG SAID EAST LINE 1053.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPOSED SINGLE FAMILY SF LOTS 1-19)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER; 469.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38 DEGREES 01 MINUTES 35 SECONDS EAST, 57.63 FEET; THENCE 39 DEGREES 41 MINUTES 08 SECONDS EAST, 72.80 FEET; THENCE SOUTH 74 DEGREES 53 MINUTES 21 SECONDS EAST, 61.03 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 39 SECONDS EAST, 61.05 FEET; THENCE SOUTH 80 DEGREES 05 MINUTES 35 SECONDS EAST, 88.21 FEET; THENCE SOUTH 58 DEGREES 00 MINUTES 40 SECONDS EAST, 117.07 FEET; THENCE SOUTH 35 DEGREES 55 MINUTES 45 SECONDS EAST, 151.80 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 23 MINUTES 21 SECONDS EAST, ALONG SAID EAST LINE, 1008.40 FEET; THENCE SOUTH 82 DEGREES 27 MINUTES 22 SECONDS WEST, 106.41 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 58.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 23 MINUTES 21 SECONDS WEST, 869.90 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 282.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 36 MINUTES 39 SECONDS WEST, 41.95 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 195.00 FEET, ARC DISTANCE OF 181.61 FEET TO A POINT OF TANGENCY; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 197.94 FEET; THENCE NORTH 51 DEGREES 58 MINUTES 25 SECONDS EAST, 5.76 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 88 DEGREES 41 MINUTES 16 SECONDS EAST, ALONG SAID NORTH LINE, 142.51 FEET TO THE POINT OF BEGINNING.

PROPOSED MULTI-FAMILY MF #1 (LOTS 20-23)

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER; 611.91 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 25 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, 159.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81 DEGREES 49 MINUTES 37 SECONDS WEST, 116.59 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 64.79 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE NORTH ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.59 FEET TO THE POINT OF A REVERSE CURVE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 88.94 FEET; THENCE NORTH 53 DEGREES 24 MINUTES 13 SECONDS EAST, 16.26 FEET; THENCE NORTH 81 DEGREES 49 MINUTES 37 SECONDS EAST, 132.43 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 25 MINUTES 13 SECONDS EAST, ALONG SAID EAST LINE, 157.59 FEET TO THE POINT OF BEGINNING.

PROPOSED MULTI-FAMILY MF #2 (LOTS 24-27)

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER; 611.91 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 25 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, 159.91 FEET; THENCE SOUTH 81 DEGREES 49 MINUTES 37 SECONDS WEST, 116.59 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 64.79 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE NORTH ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.59 FEET TO THE POINT OF A REVERSE CURVE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 108.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID DESCRIBED CURVE, CONCAVE TO THE SOUTH, AN ARC DISTANCE OF 120.94 FEET; THENCE NORTH 76 DEGREES 50 MINUTES 28 SECONDS WEST, 36.88 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 105.38 FEET; THENCE NORTH 51 DEGREES 58 MINUTES 25 SECONDS EAST, 156.51 FEET; THENCE SOUTH 38 DEGREES 01 MINUTES 35 SECONDS EAST, 153.43 FEET; THENCE SOUTH 34 DEGREES 55 MINUTES 15 SECONDS WEST, 36.87 FEET TO THE POINT OF BEGINNING.

PROPOSED MULTI-FAMILY MF #3 (LOTS 28-82)

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER; 611.91 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 25 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, 159.91 FEET; THENCE SOUTH 81 DEGREES 49 MINUTES 37 SECONDS WEST, 116.59 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 64.79 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE NORTH ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.59 FEET TO THE POINT OF A REVERSE CURVE; THENCE NORTHERLY, WESTERLY AND SOUTHERLY ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 249.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID DESCRIBED CURVE, CONCAVE TO THE EAST, AN ARC DISTANCE OF 35.38 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38 DEGREES 01 MINUTES 35 SECONDS EAST, 520.69 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 255.00 FEET, AN ARC DISTANCE OF 141.75 FEET TO A NON-TANGENT POINT; THENCE SOUTH 13 DEGREES 22 MINUTES 02 SECONDS WEST, 235.97 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 159.66 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 37 DEGREES 27 MINUTES 12 SECONDS EAST, 74.52 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE EASTERLY, NORTHERLY AND WESTERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING AN RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 285.27 FEET TO THE POINT OF A REVERSE CURVE; THENCE WESTERLY ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.32 FEET TO THE POINT OF A COMPOUND CURVE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 109.68 FEET TO THE POINT OF TANGENCY; THENCE NORTH 13 DEGREES 22 MINUTES 02 SECONDS EAST, 235.97 FEET TO A NON-TANGENT CURVE; THENCE EAST ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 255.00 FEET, AN ARC DISTANCE OF 35.61 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88 DEGREES 36 MINUTES 39 SECONDS EAST, 41.95 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 188.50 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01 DEGREE 23 MINUTES 21 SECONDS EAST, 755.26 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 39 SECONDS WEST, 113.79 FEET; THENCE NORTH 37 DEGREES 27 MINUTES 12 SECONDS WEST, 17.00 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 59 SECONDS EAST, 86.67 FEET; THENCE NORTH 01 DEGREE 23 MINUTES 21 SECONDS WEST, 204.70 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 39 SECONDS WEST, 105.50 FEET; THENCE NORTH 01 DEGREE 23 MINUTES 21 SECONDS WEST, 95.46 FEET; THENCE SOUTH 52 DEGREES 32 MINUTES 48 SECONDS WEST, 104.55 FEET; THENCE NORTH 37 DEGREES 27 MINUTES 12 SECONDS WEST, 156.38 FEET; THENCE NORTH 52 DEGREES 32 MINUTES 48 SECONDS EAST, 6.78 FEET; THENCE NORTH 37 DEGREES 27 MINUTES 12 SECONDS WEST, 157.93 FEET TO THE RIGHT-OF-WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY AUTHORTY I-355 PER FINAL JUDGEMENT ORDER NO. 96L50625; THENCE NORTH 45 DEGREES 55 MINUTES 10 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 162.92 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 72.39 FEET; THENCE NORTH 13 DEGREES 15 MINUTES 43 SECONDS EAST, 147.60 FEET; THENCE SOUTH 51 DEGREES 58 MINUTES 25 SECONDS WEST, 71.34 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 625.26 FEET; THENCE NORTH 51 DEGREES 58 MINUTES 25 SECONDS EAST 97.81 FEET; THENCE NORTH 84 DEGREES 40 MINUTES 24 SECONDS EAST, 39.43 FEET TO THE POINT OF BEGINNING.

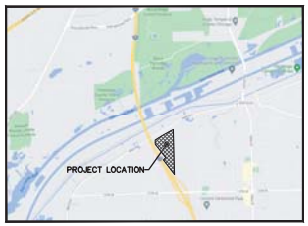
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OF

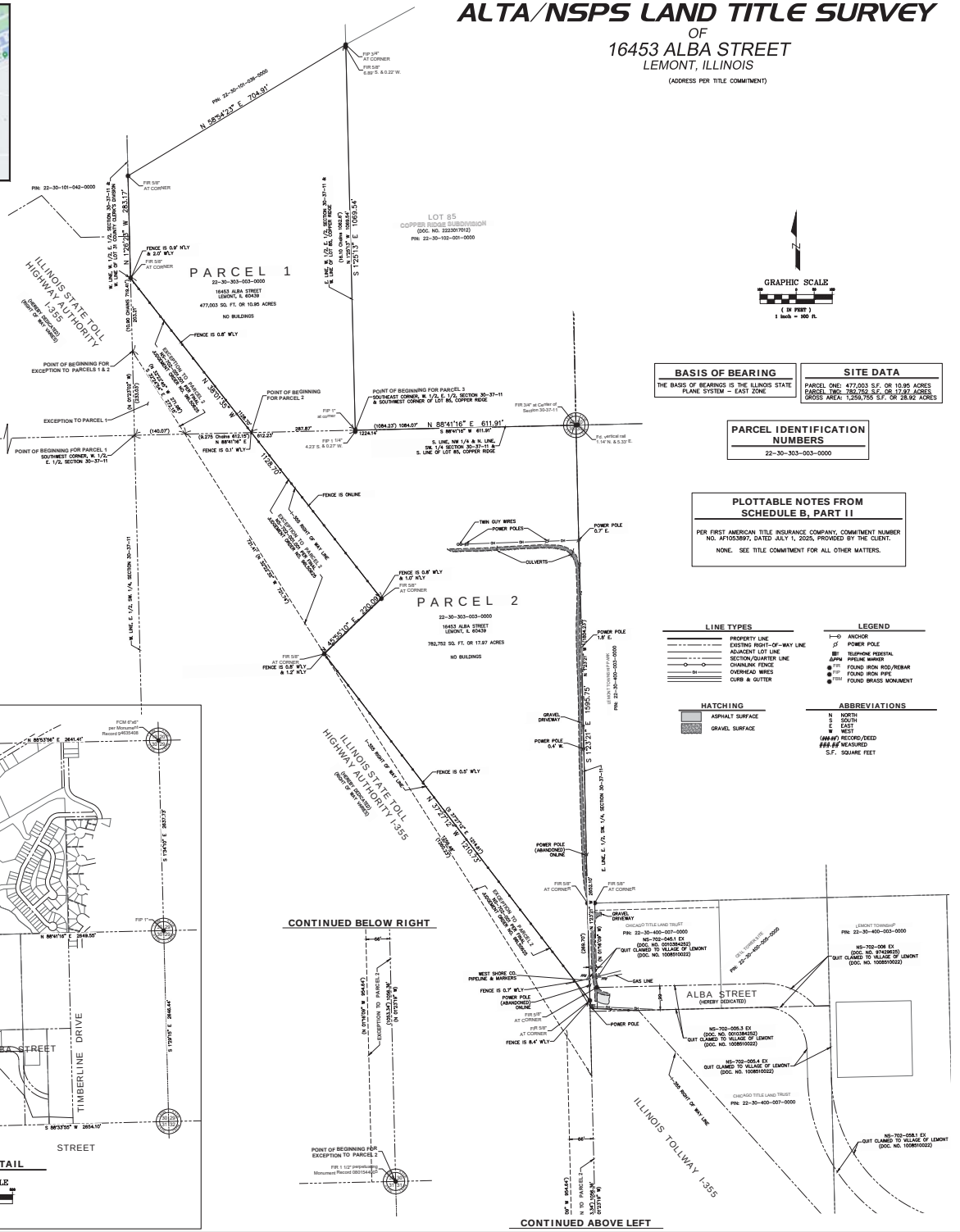
16453 ALBA STREET

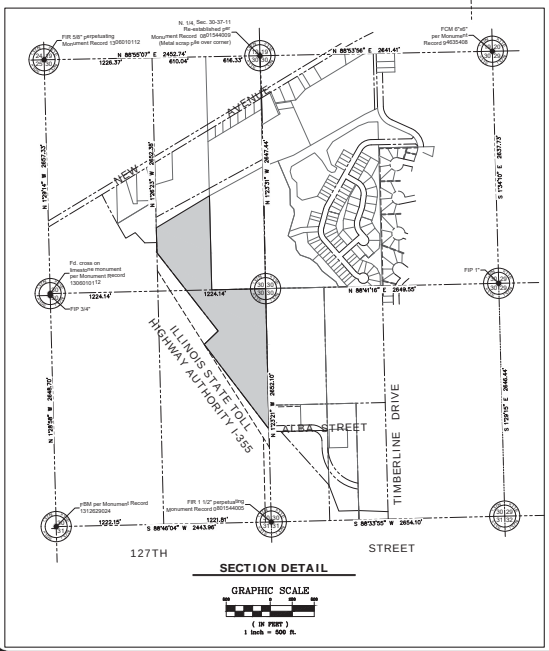
LEMONT, ILLINOIS

(ADDRESS PER TITLE COMMITMENT)



LOCATION MAP
NOT TO SCALE





SECTION DETAIL

GRAPHIC SCALE
(IN FEET)
1 inch = 500 ft.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

BASIS OF BEARING

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

SITE DATA

PARCEL ONE: 477,003 S.F. OR 10.95 ACRES
PARCEL TWO: 782,752 S.F. OR 17.97 ACRES
GROSS AREA: 1,259,755 S.F. OR 28.92 ACRES

PARCEL IDENTIFICATION NUMBERS

22-30-303-003-0000

PLOTTABLE NOTES FROM SCHEDULE B, PART II

PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NO. AF1053897, DATED JULY 1, 2025, PROVIDED BY THE CLIENT.

NONE. SEE TITLE COMMITMENT FOR ALL OTHER MATTERS.

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION RUNNING THENCE EAST 9.275 CHAINS TO THE SOUTHEAST CORNER THEREOF; RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION, 16.10 CHAINS; RUNNING THENCE SOUTHWESTERLY TO THE WEST LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION AT A POINT DISTANT 10.90 CHAINS NORTH OF POINT OF BEGINNING; AND RUNNING THENCE SOUTH ON THE WEST LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION TO PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF LYING SOUTHWESTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT IN THE WEST LINE OF THE WEST HALF OF THE EAST HALF OF SAID NORTHWEST QUARTER DISTANT NORTHERLY 233.03 FEET FROM THE SOUTHWEST CORNER OF SAID WEST HALF; THENCE SOUTHEASTERLY 272.02 FEET MORE OR LESS TO A POINT OF TERMINATION IN THE SOUTH LINE OF THE WEST HALF OF THE EAST HALF OF SAID NORTHWEST QUARTER, BEING 140.07 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID WEST HALF AND ALSO 1084.23 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER DISTANCE WESTERLY 1084.23 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTHEASTERLY 2106.13 FEET MORE OR LESS TO A POINT OF TERMINATION IN THE EAST LINE OF SAID SOUTHWEST QUARTER DISTANT SOUTHERLY 1804.23 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING:

THAT PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 39 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1223.86 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 01 DEGREES 23 MINUTES 02 SECONDS WEST, ALONG SAID WEST LINE 233.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 23 MINUTES 02 SECONDS WEST, ALONG SAID WEST LINE 203.21 FEET; THENCE SOUTH 38 DEGREES 01 MINUTES 35 SECONDS EAST, 1128.70 FEET; THENCE SOUTH 45 DEGREES 55 MINUTES 10 SECONDS WEST, 220.34 FEET; THENCE NORTH 32 DEGREES 22 MINUTES 35 SECONDS WEST, 721.74 FEET TO SAID NORTH LINE; THENCE CONTINUING NORTH 32 DEGREES 22 MINUTES 35 SECONDS WEST, 271.98 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 45 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 66.00 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 09 SECONDS WEST, 954.64 FEET; THENCE NORTH 32 DEGREES 22 MINUTES 35 SECONDS WEST 1260.23 FEET; THENCE SOUTH 37 DEGREES 27 MINUTES 12 SECONDS EAST 1214.61 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 16 MINUTES 09 SECONDS EAST, ALONG SAID EAST LINE 1053.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TABLE 'A' ITEMS

ITEM 1. MONUMENTS HAVE BEEN PLACED OR REFERENCED AT ALL MAJOR CORNERS OF THE BOUNDARY.

ITEM 2. ADDRESSES SHOWN HEREON PER COOK COUNTY GIS WEBSITE.

ITEM 3. THE SURVEYED PROPERTY IS WITHIN ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD) PER THE FLOOD INSURANCE RATE MAP OF COOK COUNTY UNINCORPORATED AREAS, MAP NUMBER 17031C0567J, DATED AUGUST 19, 2008.

ITEM 4. THE GROSS LAND AREA OF THE SURVEY PROPERTY IS 1,259,755 SQUARE FEET OR 28.92 ACRES.

ITEM 11(a) PLANS AND/OR REPORTS FOR UTILITIES WERE NOT PROVIDED BY THE CLIENT.

ITEM 11(b) UTILITIES SHOWN HEREON PER MARKINGS BY J.U.L.I.E., DIG NUMBER A252305160, AND BY VISIBLE MARKINGS WHILE CONDUCTING THE FIELD SURVEY.

ITEM 14. THE NEAREST INTERSECTING STREET IS TIMBERLINE LANE, WHICH IS ±1,900 TO THE SOUTHEAST OF THE SITE AND ACCESSED BY ALBA STREET, SHOWN HEREON.

ITEM 17. THE SURVEYOR IS AWARE OF POSSIBLE STREET CHANGES / IMPROVEMENTS TO ALBA STREET PER PLAN PREPARED BY HR GREEN, DATED 11/01/2024, PROVIDED BY THE CLIENT STATED HEREON.

SURVEYOR'S NOTES:

SURVEYOR IS UNSURE ABOUT THE LEGAL ACCESS TO THE SURVEYED PROPERTY, FROM ALBA STREET CROSSING OVER OR THROUGH THE 20' NORTH–SOUTH STRIP OF LAND QUIT CLAIMED TO THE VILLAGE OF LEMONT PER DOCUMENT 1008510022, SHOWN HEREON.

SURVEYOR IS UNSURE WHETHER THE OVERHEAD WIRES AND SERVICE POLES LOCATED ALONG THE EAST PROPERTY LINE AND RUNNING NORTH FROM ALBA STREET IS COVERED BY AN EASEMENT. SAID LINES APPEAR TO BE ABANDONED.

A PIPELINE BELONGING TO WEST SHORE COMPANY WAS LOCATED DURING THE FIELD INVESTIGATION. NO DOCUMENTATION WAS PROVIDED REGARDING WHETHER OR NOT THERE IS AN EASEMENT OVER SAID PIPELINE.

REGARDING UNDERGROUND UTILITIES, THE ONLY LINES MARKED BY J.U.L.I.E. WERE THE AFOREMENTIONED PIPELINE AND AN OFFSITE GAS LINE.

OTHER THAN AFOREMENTIONED PIPELINE THERE APPEARS TO BE NO ENCROACHMENTS.

OFFSITE DOCUMENT NUMBERS AND INFORMATION PERTAINING THERETO, AND NOT LISTED IN TITLE, ARE FROM PLANS SUPPLIED TO SURVEYOR.

GENERAL NOTES

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.

DO NOT SCALE DIMENSIONS FROM THIS PLAT.

THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

A CURRENT TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NO. AF1053897, DATED JULY 1, 2025, WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY.

MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

NO DRAIN TILES, IF ANY EXIST, SHOWN HEREON.

THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW, AT THE TIME OF THIS SURVEY. SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

CALL J.U.L.I.E. AT 1–800–892–0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.

FOR BUILDING / ZONING RESTRICTIONS AS ESTABLISHED BY LOCAL ORDINANCES NOT SHOWN HEREON, CONSULT YOUR LOCAL MUNICIPAL AUTHORITIES.

THE OWNER SHOULD COMPARE THE DESCRIPTION ON THIS PLAT WITH HIS, OR HER DEED ABSTRACT, OR TITLE POLICY AND NOTIFY SURVEYOR OF ANY DIFFERENCES.

MONUMENTS ARE AT OR ARE REFERENCED TO ALL CORNERS UNLESS OTHERWISE SPECIFIED ON THE FACE OF THIS SURVEY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
BEECHEN & DILL HOMES, INC.
LENDER: TBD

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11(a), 11(b), 14, 17 AND 18 FROM TABLE 'A' THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 27 A.D. 2025.

DATED THIS 27TH DAY OF AUGUST A.D., 2025.

STEVEN J. LAUB, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3160
MY LICENSE EXPIRES ON NOVEMBER 30, 2026

PROFESSIONAL LAND SURVEYOR
STEVEN J. LAUB
STATE OF ILLINOIS
035-003160
MOKENA, IL

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

NO	DATE	REVISIONS DESCRIPTION	BY

BEECHEN & DILL HOMES, INC.

ALTA/NSPS LAND TITLE SURVEY
FOR
16453 ALBA STREET
LEMONT, ILLINOIS 60439

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9300 W. 190TH STREET, SUITE L
MOKENA, IL 60448
(708) 326-4961
FAX: (708) 326-4692
IL PRISM LIC. NO.: 184.005746

DEI

PROJECT INFORMATION
Project No.: 25-0017
Scale: 1" = 100'
Date: 08/27/2025
Field Date: 08/27/2025
Drawn By: S.L.
Checked By: TS

1 OF 1

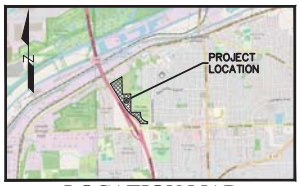
LAND TITLE SURVEY

L:\Projects\2025\25-0017\Drawings\CAD\Cover Plat.dwg, ALTA, 2025-08-27 08:38:38, Canon Imag Wrap 4225-4825 Land Title Surveying Plat, Extra B (9.00in x 12.00in), AutoCAD PC Script

Exhibit B
Preliminary Site Plan

L:\Projects\2025\25-0017\Engineering\DWG\Preliminary\25-0017 PE SDS 2.dwg Plot Date: 7/17/2026 11:57:51 AM By: sschreiner

PRELIMINARY SITE PLAN - OVERALL
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

SITE DATA
GROSS AREA: 1,259,755 S.F. OR 28.92 ACRES

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

PARCEL IDENTIFICATION NUMBERS
22-30-303-003-0000

SITE AREA DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES
R.O.W. DEDICATION TO VILLAGE (DEVELOPED):	175,530 SQ. FT. OR 4.03 ACRES
R.O.W. DEDICATION TO VILLAGE (FUTURE):	1,683 SQ. FT. OR 0.04 ACRES
SINGLE FAMILY LOTS:	196,191 SQ. FT. OR 4.50 ACRES
MULTI FAMILY LOTS:	346,521 SQ. FT. OR 7.96 ACRES
OUT LOT A (OPEN SPACE & STORM WATER):	119,628 SQ. FT. OR 2.75 ACRES
OUT LOT A (UNDEVELOPED):	266,451 SQ. FT. OR 6.12 ACRES
OUT LOT B (OPEN SPACE):	68,577 SQ. FT. OR 1.57 ACRES
OUT LOT C (OPEN SPACE):	8,111 SQ. FT. OR 0.19 ACRES
OUT LOT D (OPEN SPACE & STORM WATER):	68,576 SQ. FT. OR 1.57 ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES

R-5A ZONING REQUIREMENTS

ZONING:	R-5A
SINGLE-FAMILY LOTS:	19

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	10'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	9,600 SF
MIN. LOT WIDTH:	75'	80'
MIN. LOT AREA PER UNIT:	3,000 SF	9,600 SF
LOT COVERAGE:	65% MAX.	55.00%

SUMMARY TABLE OF R-5A LOT SIZES

1	10,104	0.23
2	9,600	0.22
3	9,600	0.22
4	9,600	0.22
5	9,600	0.22
6	9,600	0.22
7	9,600	0.22
8	9,600	0.22
9	9,600	0.22
10	9,600	0.22
11	9,600	0.22
12	10,635	0.24
13	11,795	0.27
14	11,317	0.26
15	11,317	0.26
16	10,107	0.23
17	12,116	0.28
18	10,528	0.24
19	12,272	0.28
TOTALS	196,191	4.50

SUMMARY TABLE OF R-6 LOT SIZES (INDIVIDUAL)

20	6,733	0.15
21	4,303	0.10
22	3,880	0.09
23	6,928	0.16
24	7,839	0.18
25	3,616	0.08
26	3,388	0.08
27	6,200	0.14
28	6,050	0.14
29	3,393	0.08
30	3,393	0.08
31	6,073	0.14
32	6,073	0.14
33	3,393	0.08
34	3,393	0.08
35	6,073	0.14
36	6,073	0.14
37	3,393	0.08
38	3,393	0.08
39	6,073	0.14
40	6,073	0.14
41	3,393	0.08
42	3,393	0.08
43	6,170	0.14
44	9,106	0.21
45	3,393	0.08
46	3,392	0.08
47	9,226	0.21
48	11,501	0.26
49	4,575	0.11
50	3,977	0.09
51	6,241	0.14
52	6,140	0.14
53	3,416	0.08
54	3,416	0.08
55	6,175	0.14
56	6,256	0.14
57	8,938	0.21
58	10,418	0.24
59	3,903	0.09
60	3,745	0.09
61	9,757	0.22
62	8,750	0.20
63	4,955	0.11
64	11,749	0.27
65	6,900	0.16
66	3,393	0.08
67	3,393	0.08
68	6,073	0.14
69	6,074	0.14
70	3,393	0.08
71	3,393	0.08
72	6,073	0.14
73	6,074	0.14
74	3,393	0.08
75	3,393	0.08
76	6,074	0.14
77	6,074	0.14
78	3,393	0.08
79	3,393	0.08
80	6,073	0.14
81	6,112	0.14
82	6,132	0.14
TOTALS	346,521	7.96

R-6 ZONING REQUIREMENTS

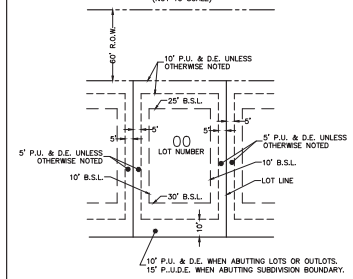
ZONING:	R-6
MULTI-FAMILY UNITS:	63
MULTI-FAMILY LOTS:	14

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	15'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	12,244 SF
MIN. LOT WIDTH:	80'	100'
MIN. LOT AREA PER UNIT:	3,000 SF	3,388 SF
LOT COVERAGE:	65% MAX.	65%

SUMMARY TABLE FOR R-6 LOT SIZES (PER BLDG.)

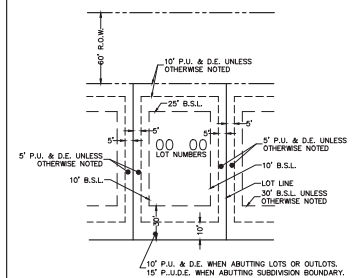
BLDG.	LOTS	SIZE (SQ. FT.)	SIZE (ACRE)
1	20-23	21,845	0.50
2	24-27	21,043	0.48
3	28-31	18,909	0.43
4	32-35	18,932	0.43
5	36-39	18,932	0.43
6	40-43	19,029	0.43
7	44-47	25,117	0.58
8	48-51	26,294	0.60
9	52-55	19,146	0.44
10	56-57	15,194	0.35
11	58-61	27,824	0.64
12	62-64	25,454	0.58
13	65-68	19,759	0.45
14	69-72	18,933	0.43
15	73-76	18,933	0.43
16	77-80	18,933	0.43
17	81-82	12,244	0.28
TOTALS	63 LOTS	346,521	7.96

TYPICAL SINGLE FAMILY LOT DETAIL
(NOT TO SCALE)



1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

TYPICAL MULTI-FAMILY LOT DETAIL
(NOT TO SCALE)



1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

LOT DETAILS

Call Before You Dig
JULIE
ILLINOIS ONE-CALL SYSTEM
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOISICALL.COM

1 OF 3

PROJECT INFORMATION	
Project No.:	25-0017
Scale:	1" = 100'
Date:	02-20-2026
Design By:	SDS
Drawn By:	NSM
Checked By:	SDS

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

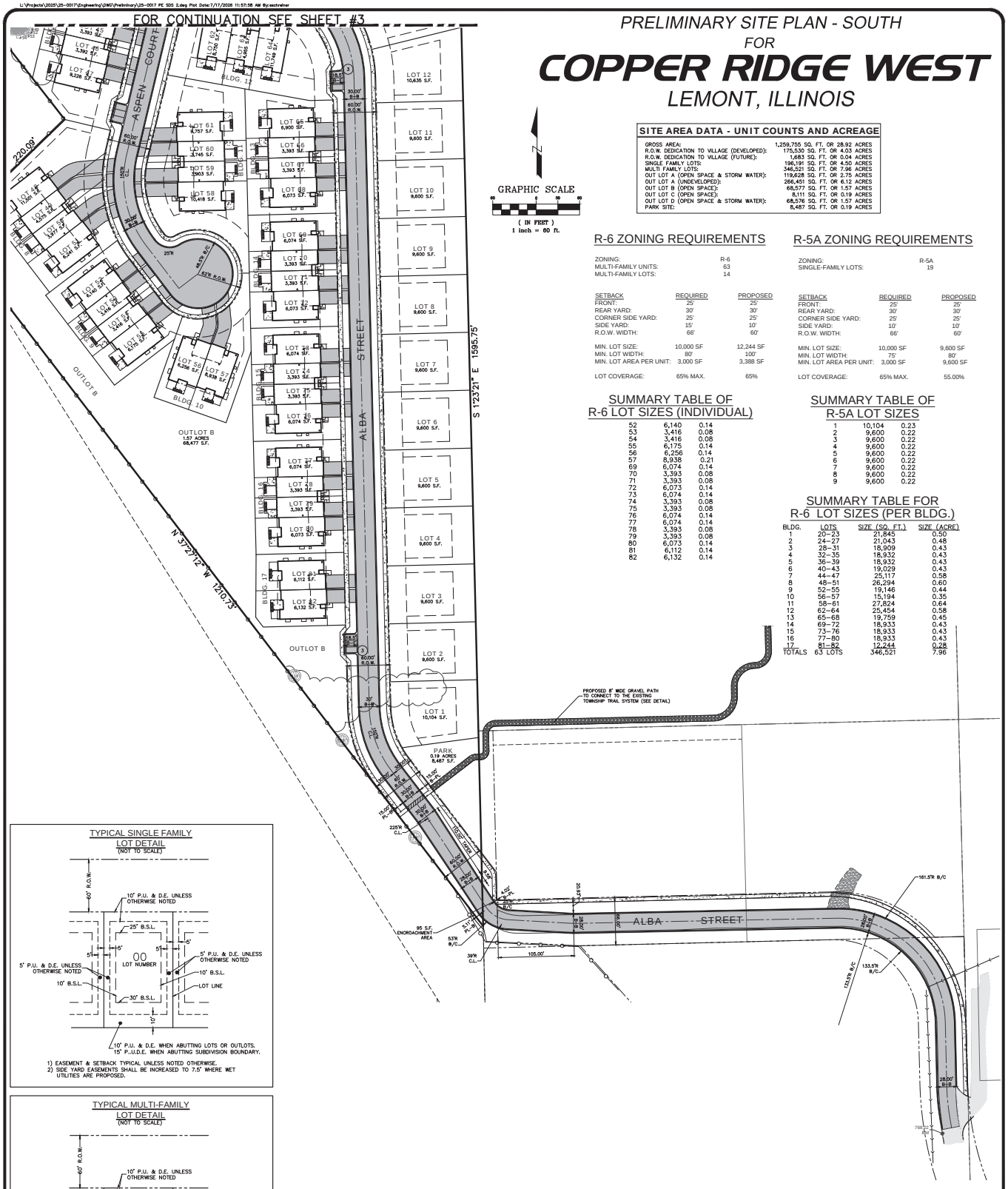
PRELIMINARY SITE PLAN
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	05-26-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
3	07-07-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
4	07-17-26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

FOR CONTINUATION SEE SHEET #3



PRELIMINARY SITE PLAN - SOUTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

SITE AREA DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES
R.O.W. DEDICATION TO VILLAGE (DEVELOPED):	175,530 SQ. FT. OR 4.03 ACRES
R.O.W. DEDICATION TO VILLAGE (FUTURE):	1,683 SQ. FT. OR 0.04 ACRES
SINGLE FAMILY LOTS:	196,191 SQ. FT. OR 4.50 ACRES
MULTI FAMILY LOTS:	346,521 SQ. FT. OR 7.96 ACRES
OUT LOT A (OPEN SPACE & STORM WATER):	119,628 SQ. FT. OR 2.75 ACRES
OUT LOT A (UNDEVELOPED):	266,451 SQ. FT. OR 6.12 ACRES
OUT LOT B (OPEN SPACE):	68,577 SQ. FT. OR 1.57 ACRES
OUT LOT C (OPEN SPACE):	8,111 SQ. FT. OR 0.19 ACRES
OUT LOT D (OPEN SPACE & STORM WATER):	68,576 SQ. FT. OR 1.57 ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES

R-6 ZONING REQUIREMENTS

ZONING:	R-6
MULTI-FAMILY UNITS:	63
MULTI-FAMILY LOTS:	14

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	15'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	12,244 SF
MIN. LOT WIDTH:	80'	100'
MIN. LOT AREA PER UNIT:	3,000 SF	3,388 SF
LOT COVERAGE:	65% MAX.	65%

R-5A ZONING REQUIREMENTS

ZONING:	R-5A
SINGLE-FAMILY LOTS:	19

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	10'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	9,600 SF
MIN. LOT WIDTH:	75'	80'
MIN. LOT AREA PER UNIT:	3,000 SF	9,600 SF
LOT COVERAGE:	65% MAX.	55.00%

SUMMARY TABLE OF R-6 LOT SIZES (INDIVIDUAL)

52	6,140	0.14
53	3,416	0.08
54	3,416	0.08
55	6,175	0.14
56	6,256	0.14
57	8,938	0.21
69	6,074	0.14
70	3,393	0.08
71	3,393	0.08
72	6,073	0.14
73	6,074	0.14
74	3,393	0.08
75	3,393	0.08
76	6,074	0.14
77	6,074	0.14
78	3,393	0.08
79	3,393	0.08
80	6,073	0.14
81	6,112	0.14
82	6,132	0.14

SUMMARY TABLE OF R-5A LOT SIZES

1	10,104	0.23
2	9,600	0.22
3	9,600	0.22
4	9,600	0.22
5	9,600	0.22
6	9,600	0.22
7	9,600	0.22
8	9,600	0.22
9	9,600	0.22

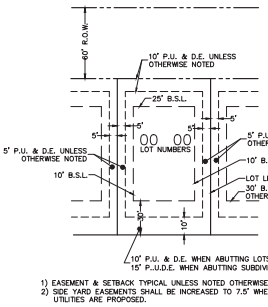
SUMMARY TABLE FOR R-6 LOT SIZES (PER BLDG.)

BLDG.	LOTS	SIZE (SQ. FT.)	SIZE (ACRE)
1	20-23	21,845	0.50
2	24-27	21,043	0.48
3	28-31	18,909	0.43
4	32-35	18,932	0.43
5	36-39	18,932	0.43
6	40-43	19,029	0.43
7	44-47	25,117	0.58
8	48-51	26,294	0.60
9	52-55	19,146	0.44
10	56-57	15,194	0.35
11	58-61	27,824	0.64
12	62-64	25,454	0.58
13	65-68	19,759	0.45
14	69-72	18,933	0.43
15	73-76	18,933	0.43
16	77-80	18,933	0.43
17	81-82	12,244	0.28
TOTALS	63 LOTS	346,521	7.96

TYPICAL SINGLE FAMILY LOT DETAIL
(NOT TO SCALE)

1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

TYPICAL MULTI-FAMILY LOT DETAIL
(NOT TO SCALE)



1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

LOT DETAILS

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM

2 OF 3

PROJECT INFORMATION	
Project No.:	25-0017
Scale:	1" = 60'
Date:	02-20-2026
Design By:	SDS
Drawn By:	NSM
Checked By:	SDS

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

PRELIMINARY P.U.D.
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04-14-26	PER VILLAGE REVIEW	SDS
2	05-26-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
3	07-07-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
4	07-17-26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

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PRELIMINARY SITE PLAN - NORTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

SITE AREA DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES
R.O.W. DEDICATION TO VILLAGE (DEVELOPED):	175,530 SQ. FT. OR 4.03 ACRES
R.O.W. DEDICATION TO VILLAGE (FUTURE):	1,683 SQ. FT. OR 0.04 ACRES
SINGLE FAMILY LOTS:	196,191 SQ. FT. OR 4.50 ACRES
MULTI FAMILY LOTS:	346,521 SQ. FT. OR 7.96 ACRES
OUT LOT A (OPEN SPACE & STORM WATER):	119,628 SQ. FT. OR 2.75 ACRES
OUT LOT A (UNDEVELOPED):	266,451 SQ. FT. OR 6.12 ACRES
OUT LOT B (OPEN SPACE):	68,577 SQ. FT. OR 1.57 ACRES
OUT LOT C (OPEN SPACE):	8,111 SQ. FT. OR 0.19 ACRES
OUT LOT D (OPEN SPACE & STORM WATER):	68,576 SQ. FT. OR 1.57 ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

R-6 ZONING REQUIREMENTS

ZONING:	R-6
MULTI-FAMILY UNITS:	63
MULTI-FAMILY LOTS:	14

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	15'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	12,244 SF
MIN. LOT WIDTH:	80'	100'
MIN. LOT AREA PER UNIT:	3,000 SF	3,388 SF
LOT COVERAGE:	65% MAX.	65%

R-5A ZONING REQUIREMENTS

ZONING:	R-5A
SINGLE-FAMILY LOTS:	19

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	10'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	9,600 SF
MIN. LOT WIDTH:	75'	80'
MIN. LOT AREA PER UNIT:	3,000 SF	9,600 SF
LOT COVERAGE:	65% MAX.	55.00%

SUMMARY TABLE OF R-6 LOT SIZES (INDIVIDUAL)

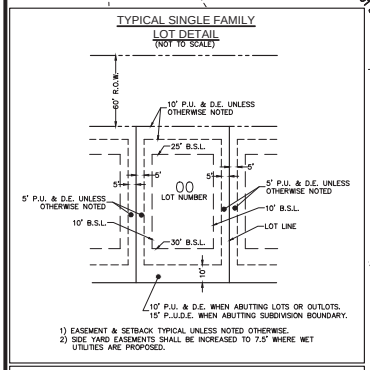
20	6,733	0.15
21	4,303	0.10
22	3,880	0.09
23	6,928	0.16
24	7,839	0.18
25	3,616	0.08
26	3,388	0.08
27	6,200	0.14
28	6,050	0.14
29	3,393	0.08
30	3,393	0.08
31	6,073	0.14
32	6,073	0.14
33	3,393	0.08
34	3,393	0.08
35	6,073	0.14
36	6,073	0.14
37	3,393	0.08
38	3,393	0.08
39	6,073	0.14
40	6,073	0.14
41	3,393	0.08
42	3,393	0.08
43	6,170	0.14
44	9,106	0.21
45	3,393	0.08
46	3,392	0.08
47	9,226	0.21
48	11,501	0.26
49	4,575	0.11
50	3,977	0.09
51	6,241	0.14
58	10,418	0.24
59	3,903	0.09
60	3,745	0.09
61	9,757	0.22
62	8,750	0.20
63	4,955	0.11
64	11,749	0.27
65	6,900	0.16
66	3,393	0.08
67	3,393	0.08
68	6,073	0.14

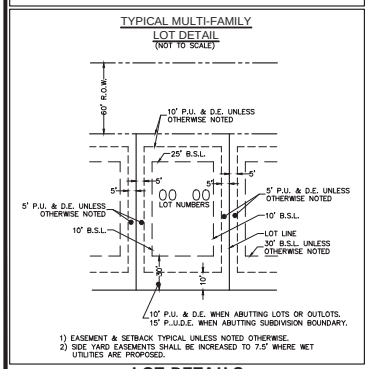
SUMMARY TABLE OF R-5A LOT SIZES

10	9,600	0.22
11	9,600	0.22
12	10,635	0.24
13	11,795	0.27
14	11,317	0.26
15	11,317	0.26
16	10,107	0.23
17	12,116	0.28
18	10,528	0.24
19	12,272	0.28

SUMMARY TABLE FOR R-6 LOT SIZES (PER BLDG.)

BLDG.	LOTS	SIZE (SQ. FT.)	SIZE (ACRE)
1	20–23	21,845	0.50
2	24–27	21,043	0.48
3	28–31	18,909	0.43
4	32–35	18,932	0.43
5	36–39	18,932	0.43
6	40–43	19,029	0.43
7	44–47	25,117	0.58
8	48–51	26,294	0.60
9	52–55	19,146	0.44
10	56–57	15,194	0.35
11	58–61	27,824	0.64
12	62–64	25,454	0.58
13	65–68	19,759	0.45
14	69–72	18,933	0.43
15	73–76	18,933	0.43
16	77–80	18,933	0.43
17	81–82	12,244	0.28
TOTALS	63 LOTS	346,521	7.96





LOT DETAILS

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOISICALL.COM

FOR CONTINUATION SEE SHEET #2

3 OF 3

PROJECT INFORMATION	
Project No.:	25-0017
Scale:	1" = 60'
Date:	02-20-2026
Design By:	SDS
Drawn By:	NSM
Checked By:	SDS

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

PRELIMINARY SITE PLAN
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	05-26-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
3	07-07-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
4	07-17-26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

PRELIMINARY SITE PLAN – NORTH

Exhibit C

Preliminary Landscaping Plans

Preliminary Landscape Plan

COPPER RIDGE

Lemont, Illinois

July 16, 2026

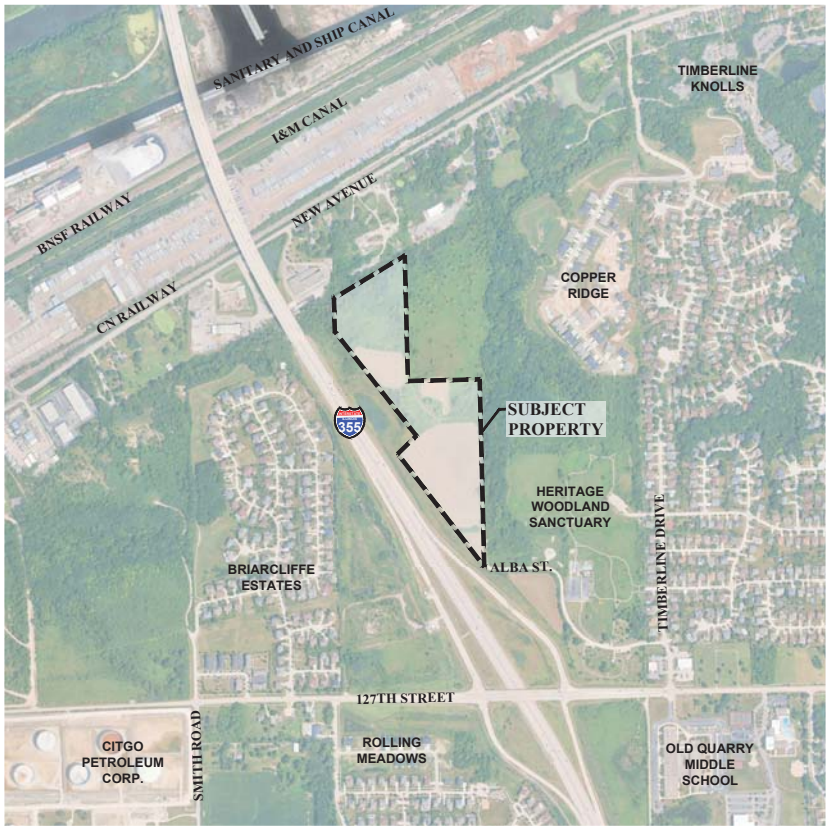
CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

DESIGNTEK ENGINEERING, INC.
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448



LOCATION MAP

SCALE: 1"=500'

INDEX OF PLAN SHEETS

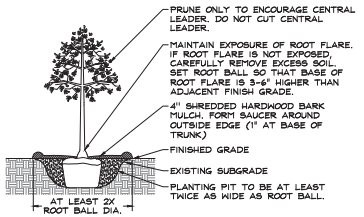
SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	OVERALL LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	TYPICAL FOUNDATION LANDSCAPE PLANS

REPRESENTATIVE PLANT LIST

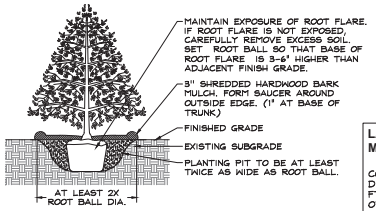
Key	Botanical/Common Name	Size	Remarks
	PARKWAY TREES		
	Acer x freemanii 'Marmo' MARMO FREEMAN MAPLE	3" Cal.	
	Celtis occidentalis COMMON HACKBERRY	3" Cal.	
	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	3" Cal.	
	Quercus rubra RED OAK	3" Cal.	
	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	3" Cal.	
	CANOPY TREES		
	Acer x freemanii 'Jeffer's Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
	Platanum x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
	Ulmus davidiana var. japonica 'Morton' ACCOLADE ELM	2 1/2" Cal.	
	ORNAMENTAL TREES		
	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
	Carpinus caroliniana AMERICAN HORNBEAM	2" Cal.	Single Stem
	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
	EVERGREEN TREES		
	Abies concolor WHITE FIR	8' Ht.	
	Picea abies NORWAY SPRUCE	8' Ht.	
	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
	Picea omorika SERBIAN SPRUCE	8' Ht.	
	Pinus strobus EASTERN WHITE PINE	8' Ht.	
	DECIDUOUS SHRUBS		
	Cornus sericea 'Bailey I' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
	Hydrangea paniculata 'SMHPLGF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
	Itea virginica 'Little Henry' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
	Physocarpus opulifolius 'Seward' SUMMER WINE NINEBARK	30" Tall	4' O.C.
	Rhus aromatica 'Gro-low' GRO-LOW SUMAC	24" Wide	4' O.C.
	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
	EVERGREEN SHRUBS		
	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
	Thuja occidentalis 'Woodwardii' GLOBE ARBORVITAE	24" Wide	4' O.C.
	PERENNIALS AND ORNAMENTAL GRASSES		
	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
	Echinacea 'CBG Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.
	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
	Perovskia atriplicifolia RUSSIAN SAGE	#1	24" O.C.
	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
	GROUNDCOVERS		
	Sedum kamtschaticum RUSSIAN STONECROP	#SP4	12" O.C.
	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.

PLANTING DETAILS

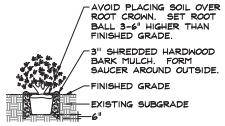
* ANY WIRE BASKETS SHALL COVER NO MORE THAN THE LOWER 1/3 OF THE ROOT BALL. ANY BASKETS THAT ARE HIGHER THAN THAT SHALL BE CUT DOWN TO THAT HEIGHT DURING PLANTING.



DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



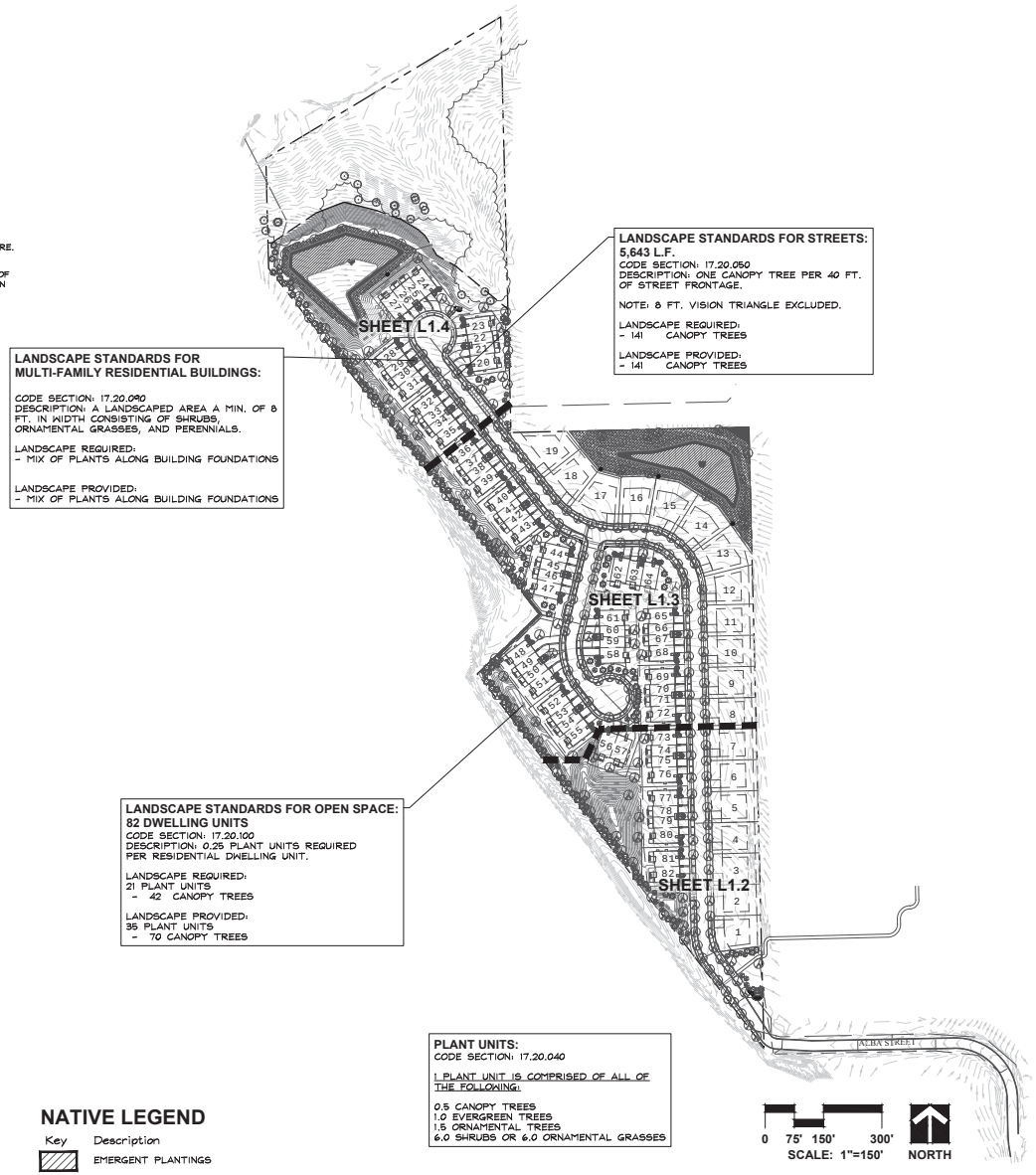
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE

GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.
8. The Village Arborist shall be consulted during installation of material and may reject inappropriate materials.

PARKWAY TREE NOTES

1. Parkway trees shall be installed in the spring or fall, but not before the construction of the dwelling and the completion of the public sidewalk. However, in no case shall parkway trees be planted later than two years after the commencement of construction of the development (i.e., issuance of the site development permit).
2. Parkway trees shall be installed at least 15 feet from any traffic sign.



LANDSCAPE STANDARDS FOR MULTI-FAMILY RESIDENTIAL BUILDINGS:

CODE SECTION: 17.20.090
DESCRIPTION: A LANDSCAPED AREA A MIN. OF 8 FT. IN WIDTH CONSISTING OF SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS.

LANDSCAPE REQUIRED:
- MIX OF PLANTS ALONG BUILDING FOUNDATIONS

LANDSCAPE PROVIDED:
- MIX OF PLANTS ALONG BUILDING FOUNDATIONS

LANDSCAPE STANDARDS FOR STREETS:
5,643 L.F.
CODE SECTION: 17.20.050
DESCRIPTION: ONE CANOPY TREE PER 40 FT. OF STREET FRONTAGE.

NOTE: 8 FT. VISION TRIANGLE EXCLUDED.

LANDSCAPE REQUIRED:
- 141 CANOPY TREES

LANDSCAPE PROVIDED:
- 141 CANOPY TREES

LANDSCAPE STANDARDS FOR OPEN SPACE:
82 DWELLING UNITS
CODE SECTION: 17.20.100
DESCRIPTION: 0.25 PLANT UNITS REQUIRED PER RESIDENTIAL DWELLING UNIT.

LANDSCAPE REQUIRED:
21 PLANT UNITS
- 42 CANOPY TREES

LANDSCAPE PROVIDED:
35 PLANT UNITS
- 70 CANOPY TREES

PLANT UNITS:
CODE SECTION: 17.20.040

1 PLANT UNIT IS COMPRISED OF ALL OF THE FOLLOWING:

0.5 CANOPY TREES
1.0 EVERGREEN TREES
1.5 ORNAMENTAL TREES
6.0 SHRUBS OR 6.0 ORNAMENTAL GRASSES

0 75' 150' 300'
SCALE: 1"=150'
NORTH

NATIVE LEGEND

Key	Description
	EMERGENT PLANTINGS
	WET MEADOW SEED MIX
	LOW PROFILE PRAIRIE SEED MIX
	PROTECTED NATIVE VEGETATION SIGN

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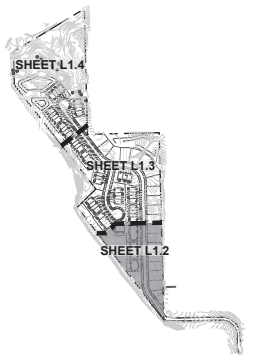
CIVIL ENGINEER
DESIGNTEK ENGINEERING, INC
9930 W. 190TH STREET
SUITE L
MOKENA, IL 60448

COPPER RIDGE WEST
LEMONT, ILLINOIS
PRELIMINARY LANDSCAPE PLAN
OVERALL LANDSCAPE PLAN

REVISION	DATE
3	2026.07.16
2	2026.05.14
1	2026.04.15

DATE	2026.02.20
PROJECT NO.	BH2507
DRAWN	SMR
CHECKED	MNW
SHEET NO.	L1.1

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KEY MAP

NATIVE SEED MIXTURES

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

Botanical Name	Common Name	lbs / AC
Cover Crop		
Avena sativa	Seed Oats	40.000

Emergent Plant Seed and Plug Mixture

Stormwater basin bottoms from NWL to 12" below NWL

Botanical Name	Common Name	lbs / AC	Plugs / AC.
Acorus americanus	Sweet Flag	0.500	494
Alisma subcordatum	Water Plantain	1.250	
Carex stricta	Tussock Sedge	0.060	
Eleocharis obtusa	Blunt Spike Rush	0.250	494
Iris virginica shrevei	Blue Flag	0.500	988
Juncus effusus	Common Rush	0.500	494
Leersia oryzoides	Rice Cut Grass	1.250	
Pontederia cordata	Pickerel Weed	0.250	988
Sagittaria latifolia	Common Arrowhead	1.250	494
Scirpus fluviatilis	River Bulrush	0.500	988
Scirpus cyperinus	Wool Grass	0.250	494
Schoenoplectus tabernaemontani	Softstem Bulrush	0.500	988
Sparganium eurycarpum	Bur Reed	1.000	988
	Total Emergent Wetland Mix	**8.060**	**7410**

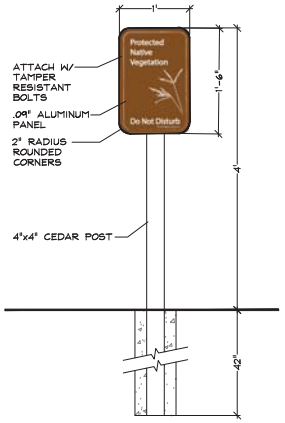
Wet Meadow Seed Mixture

Lower slopes of basin

Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.125
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.060
Carex comosa	Bristly Sedge	0.125
Carex hystericina	Porcupine Sedge	0.125
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.015
Carex scoparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.060
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl Manna Grass	0.130
Juncus dudleyi	Dudleys Rush	0.020
Juncus torreyi	Torreys Rush	0.031
Panicum virgatum	Switch Grass	3.000
Scirpus atrovirens	Dark Green Bulrush	0.060
Scirpus cyperinus	Wool Grass	0.030
	Total Grasses / Sedges	**7.971**
Wildflowers/Broadleaves		
Alisma subcordatum	Common Water Plaintain	0.250
Asclepias incarnata	Swamp Milkweed	0.125
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroids	False Aster	0.031
Eupatorium perfoliatum	Common Boneset	0.015
Euthamia grammifolia	Grassleaved Goldenrod	0.300
Helenium autumnale	Sneezeweed	0.063
Hibiscus laevis	Halberd-leaved Rose Mallow	0.380
Iris virginica shrevei	Blue Flag Iris	1.000
Lobelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.031
Physostegia virginiana	Obedient Plant	0.031
Pycnanthemum virginianum	Common Mountain Mint	0.063
Solidago rigida	Stiff Goldenrod	0.125
Symphyotrichium novae-angliae	New England Aster	0.250
Vernonia fasciculata	Common Ironweed	0.380
Verbena hastata	Blue Vervain	0.380
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**3.895**
	Total Wet Meadow Seed Mix	**11.866**

SIGN NOTES:

1. SIGN BACKGROUND COLOR: C=40, M=70, Y=100, K=28 SIGN FONT AND GRAPHIC COLOR: WHITE
2. FONT STYLE: MYRIAD PRO FONT SIZE: 116 PT.
3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE PROTECTED NATIVE VEGETATION SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

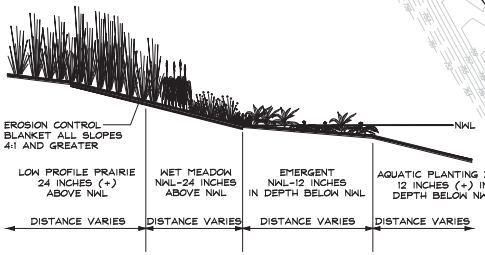


PROTECTED NATIVE VEGETATION SIGN DETAIL
NOT TO SCALE

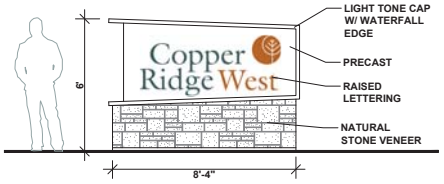
Low Profile Prairie with Flowers Seed Mix

Upper basin slopes

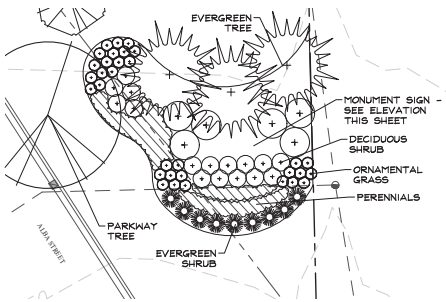
Botanical Name	Common Name	lbs / AC
Grasses		
Bouteloua curtipendula	Side Oats Grama	8.000
Panicum virgatum	Prairie Switch Grass	0.125
Elymus canadenesis	Prairie Wild Rye	1.000
Schizachyrium scoparium	Little Bluestem	6.000
	Total Grasses	**15.125**
Wildflowers/Broadleaves		
Allium cernuum	Nodding Wild Onion	0.190
Amorpha canscens	Lead Plant	0.125
Asclepias tuberosa	Butterflyweed	0.500
Astragalus canadensis	Canada Milk Vetch	0.063
Coreopsis palmata	Prairie Coreopsis	0.025
Chamaecrista fasciculate	Partridge pea	0.188
Dalea purpurea	Purple Prairie Clover	0.560
Echinacea pallida	Pale Purple Coneflower	1.000
Echinacea purpurea	Purple Coneflower	0.500
Eryngium yuccifolium	Rattlesnake Master	0.125
Heliopsis helianthoides	False Sunflower	1.000
Lespedeza capitata	Round-Headed Bush Clover	0.125
Liatris aspera	Rough Blazing Star	0.250
Liatris pycnostachya	Prairie Blazing Star	0.188
Monarda fistulosa	Prairie Bergamot	0.063
Parthenium integrifolium	Wild Quinine	0.016
Penstemon digitalis	Foxglove Beard Tongue	0.125
Petalostemum candidum	White Prairie Clover	0.125
Petalostemum purpureum	Purple Prairie Clover	0.156
Potentilla arguta	Prairie Cinquefoil	0.031
Pycnanthemum tenuifolium	Slender Mountain Mint	0.031
Ratibida pinnata	Yellow Coneflower	0.125
Rudbeckia hirta	Black-Eyed Susan	0.500
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.063
Rudbeckia triloba	Brown-eyed Susan	0.500
Solidago rigida	Stiff Goldenrod	0.250
Symphyotrichum laeve	Smooth Blue Aster	0.063
Symphyotrichum novae-angliae	New England Aster	0.250
Tradescantia ohiensis	Common Spiderwort	0.063
Verbena stricta	Hoary Vervain	0.125
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**7.825**
	Total Low Profile Prairie Seed Mix	**22.950**



NATURALIZED STORMWATER BASIN SECTION
NOT TO SCALE



MONUMENT SIGN ELEVATION
SCALE: 3/8"=1'-0"



MONUMENT LANDSCAPE PLAN
SCALE: 1"=10'

MATCHLINE - SEE SHEET L1.3

GARY R. WEBER ASSOCIATES, INC.
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CIVIL ENGINEER

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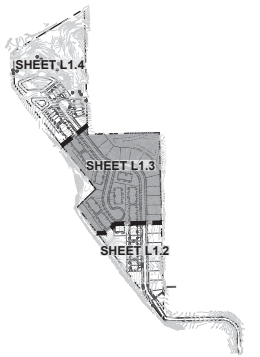
COPPER RIDGE WEST
LEMONT, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

LANDSCAPE PLAN

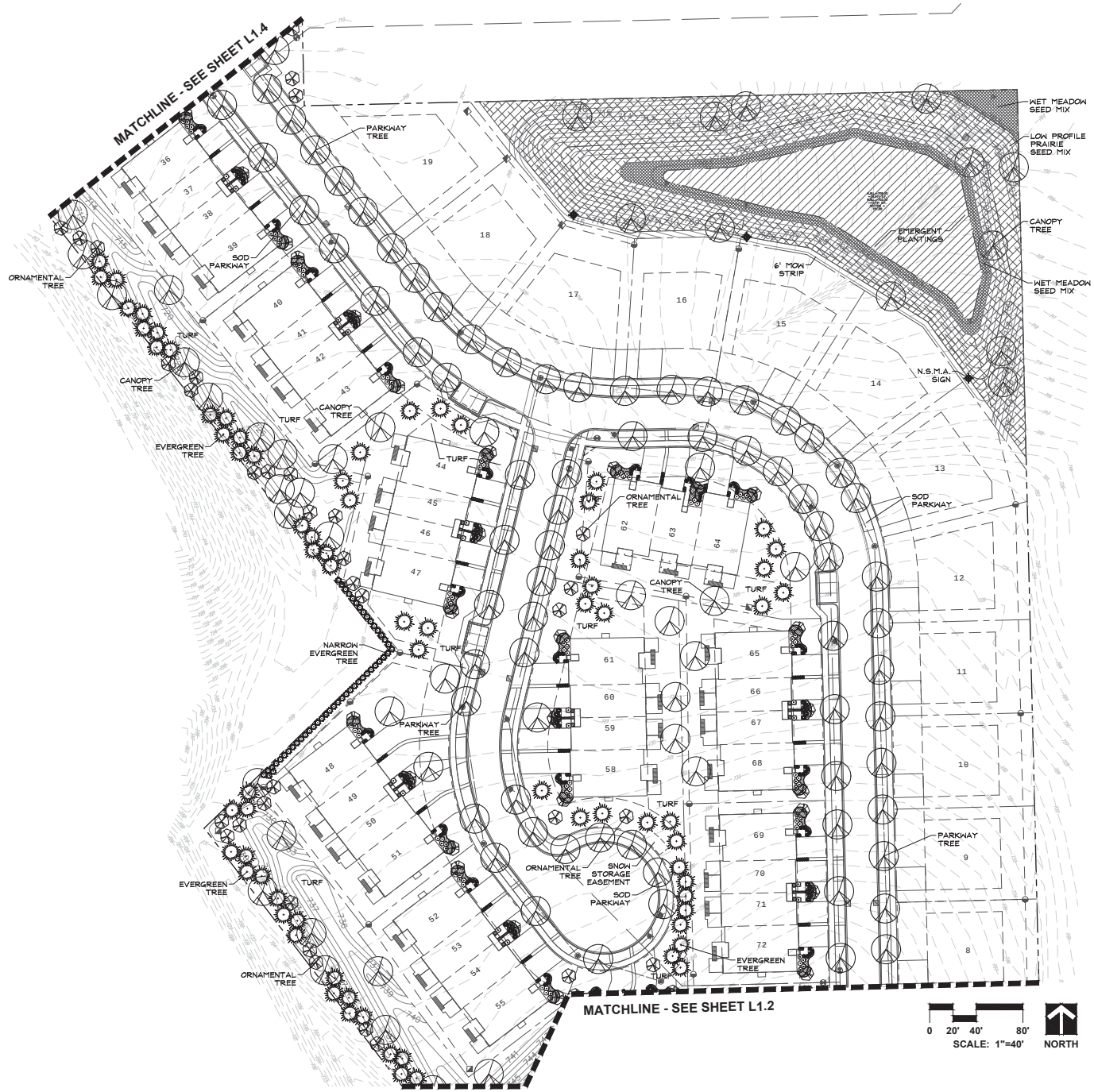
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2	2026.05.14
1	2026.04.15

DATE	2026.02.20
PROJECT NO.	BH2507
DRAWN	SMR
CHECKED	MNW
SHEET NO.	L1.2

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KEY MAP



GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630/668-7197
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COPPER RIDGE WEST

LEMONT, ILLINOIS

PRELIMINARY LANDSCAPE PLAN

LANDSCAPE PLAN

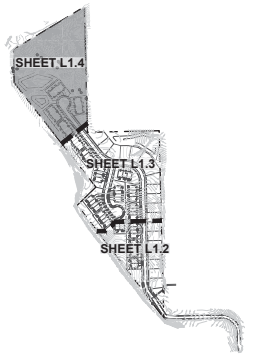
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DRAWN	SMR
CHECKED	MNW

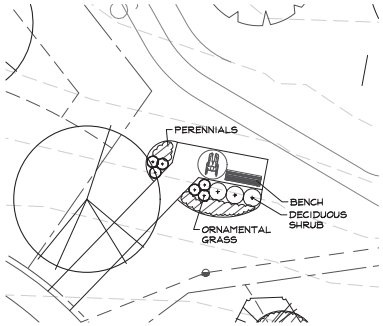
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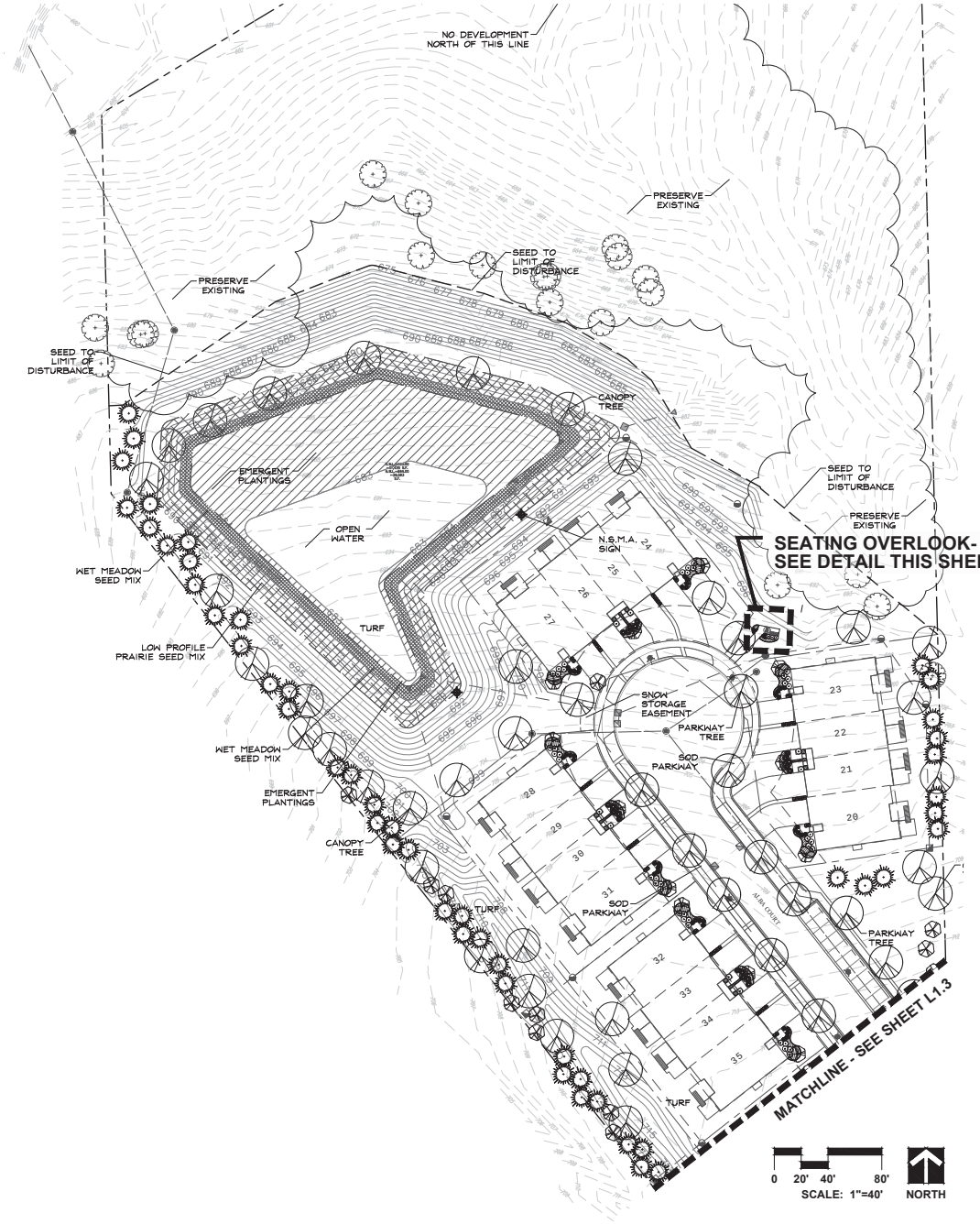
KEY MAP



OVERLOOK SEATING LANDSCAPE DETAIL

0 5' 10' 20'

SCALE: 1"=10' NORTH



0 20' 40' 80'

SCALE: 1"=40' NORTH

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630/668.7197
www.grwainc.com

CLIENT

BEECHEN&DILL
365 VILLAGE CENTER DRIVE
BURR RIDGE, IL 60527

CIVIL ENGINEER

DESIGNTEK ENGINEERING, INC
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SUITE L
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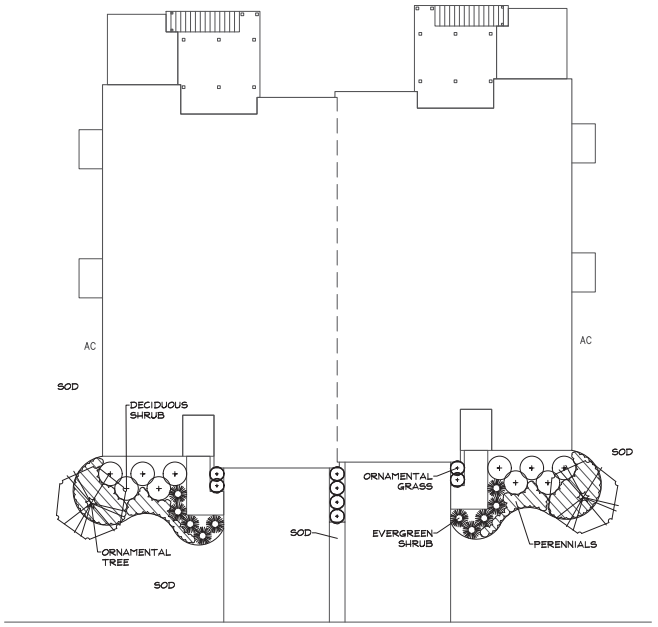
PRELIMINARY LANDSCAPE PLAN

LANDSCAPE PLAN

REVISION	DATE
3	2026.07.16
2	2026.05.14
1	2026.04.15

DATE	2026.02.20
PROJECT NO.	BH2507
DRAWN	SMR
CHECKED	MNW
SHEET NO.	L1.4

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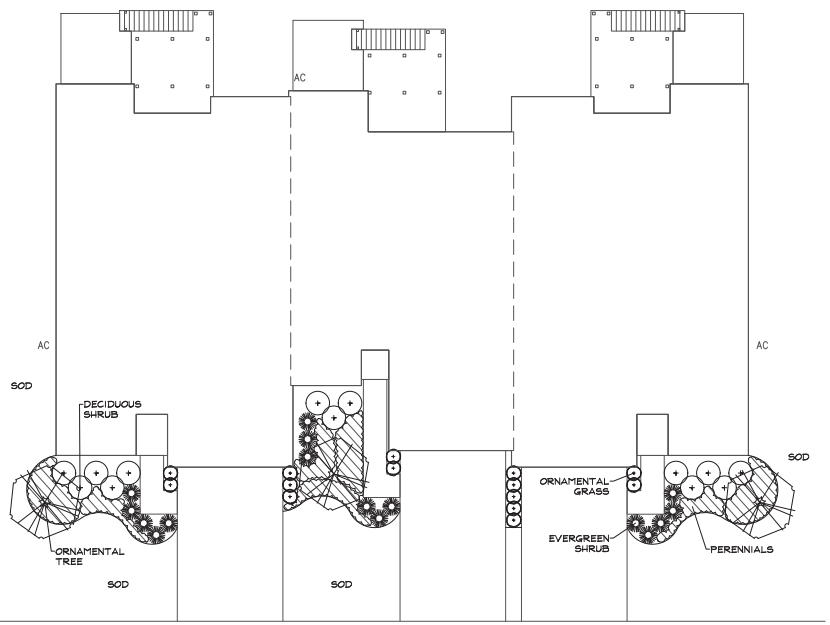


TYPICAL 2 UNIT TOWNHOME FOUNDATION PLAN
SCALE: 1"=10'

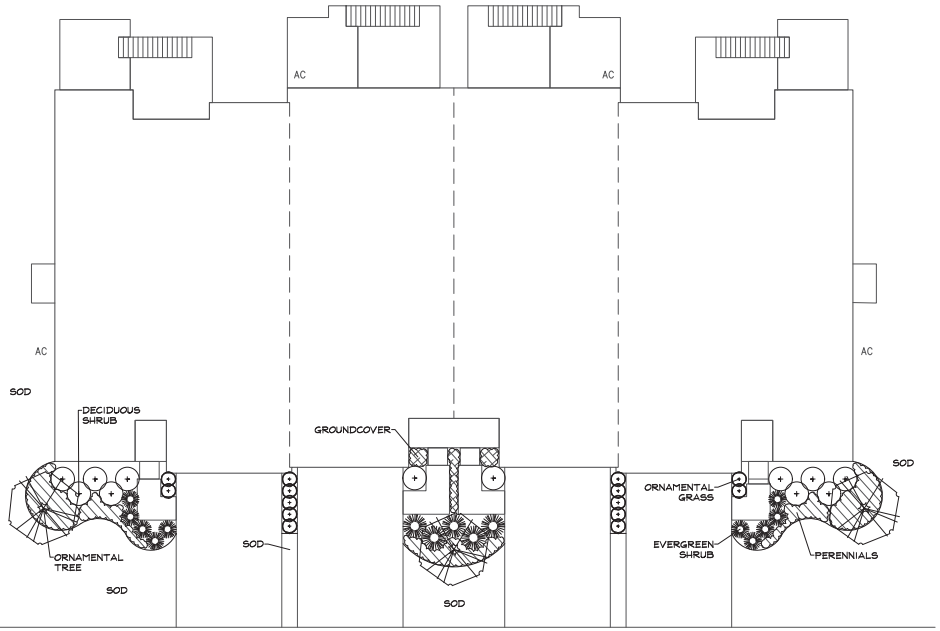
REPRESENTATIVE FOUNDATION PLANT LIST

Key	Botanical/Common Name	Size	Remarks
	ORNAMENTAL TREES		
	Carpinus caroliniana AMERICAN HORNBEAM	2" Cal.	Single Stem
	Cornus kousa KOUSA DOGWOOD	6' Tall	Multi-Stem
	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Tall	Multi-Stem
	Malus sargentii SARGENT CRABAPPLE	6' Tall	Multi-Stem
	Hamamelis vernalis VERNAL WITCHHAZEL	6' Tall	Multi-Stem
	DECIDUOUS SHRUBS		
	Clethra alnifolia 'Ruby Spice' RUBY SPICE SUMMERSWEET	30" Tall	4' O.C.
	Cornus sericea 'Bailey' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
	Hydrangea quercifolia 'Munchkin' MUNCHKIN OAKLEAF HYDRANGEA	24" Tall	3' O.C.
	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
	Viburnum dentatum 'Christam' BLUE MUFFIN ARROWWOOD VIBURNUM	30" Tall	4' O.C.
	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
	EVERGREEN SHRUBS		
	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
	Microbiota decussata RUSSIAN ARBORVITAE	24" Wide	4' O.C.
	Thuja occidentalis 'Hoseaward' GLOBE ARBORVITAE	24" Wide	4' O.C.

Key	Botanical/Common Name	Size	Remarks
	ORNAMENTAL GRASSES		
	Andropogon gerardii 'Blackhawks' BLACKHAWKS BIG BLUESTEM	#1	18" O.C.
	Panicum virgatum 'Northwind' NORTHWIND SWITHGRASS	#1	30" O.C.
	Pennisetum alopecuroides 'Hamelin' DWARF FOUNTAIN GRASS	#1	24" O.C.
	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
	PERENNIALS		
	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
	Calamintha nepeta ssp. nepeta LESSER CALAMINT	#1	18" O.C.
	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
	Leucanthemum superbum 'Becky' BEKCY SHASTA DAISY	#1	18" O.C.
	Salvia x sylvestris 'Mainacht' MAY NIGHT WOOD SAGE	#1	18" O.C.
	GROUNDCOVERS		
	Phlox subulata 'Emerald Pink' EMERALD PINK CREEPING PHLOX	#SP4	12" O.C.
	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.



TYPICAL 3 UNIT TOWNHOME FOUNDATION PLAN
SCALE: 1"=10'



TYPICAL 4 UNIT TOWNHOME FOUNDATION PLAN
SCALE: 1"=10'

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LEMONT, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

TYPICAL FOUNDATION LANDSCAPE PLANS

REVISION	DATE
3	2026.07.16
2	2026.05.14
1	2026.04.15

DATE	2026.02.20
PROJECT NO.	BH2507
DRAWN	SMR
CHECKED	MNW
SHEET NO.	L1.5

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LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. The design, furnishing and installation of a complete underground sprinkler system; and
5. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

C. Insect Control

1. For areas containing standing water less than 3-ft that persist for greater than 7 days, mosquito control may be necessary. Mosquito control should be limited to larvicides applications such as Natular or Vectolex FG, per the EPA and CDC guidance. Larvicide application should be provided by a qualified professional. Contract the North Shore Mosquito Abatement District for service.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.

B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area. Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Fallopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
50% Kentucky Bluegrass (98/85)
15% Cutter Perennial Ryegrass
10% Spartan Hard Fescue
10% Edge Perennial Ryegrass
10% Express Perennial Ryegrass
5% Pennlawn Creeping Red Fescue

B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
40% Kentucky Bluegrass (98/85)
40% Perennial Ryegrass
20% Annual Ryegrass

C. Highlands Fescue Seed Mixture - Mixture-7 lbs. / 1,000 sq. ft.
25% Discovery Hard Fescue
25% Tiffany Chewings Fescue
25% Florentine Creeping Red Fescue
25% Bighorn Sheeps Fescue

D. Detention Seed Mixture - 7 lbs. / 1000 sq. ft.
70% Kentucky 31 Tall Fescue
30% Perennial Ryegrass

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicated are minimums except for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.7 EROSION CONTROL

A. Laun Seed Areas Erosion Control Blanket: North American Green D575, or equivalent approved equal.

B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.

C. Shoreline Areas: Erosion Control Blanket: North American Green SC150, or equivalent approved equal. To be installed per manufacturer's recommendations three feet above and below NWL.

D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.

E. Hydroseed Mulch: Conweb 2000 wood fiber mulch with tackifier. Other mulches may be used subject to approval of Landscape Architect.

2.8 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.

4. Lay sod within 24 hours from time of stripping.

5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

8. After the seeding operation is completed, spray a wood fiber mulch (Conweb 2000 with tackifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.

9. DO NOT MOW HIGHLANDS FESCUE SEED MIXTURE.

C. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow.

2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.

4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.

6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.

13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS
CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner shall notify the County upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the County with a copy of the planting locations, species, and quantities for verification by the County.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See 1.5C Guarantees.) A monitoring report will be provided to the County by January 31st following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third, Fourth, and Fifth Years:

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the completion of the third growing season (dependent on fuel availability; dominance of graminoid species; and favorable weather conditions), fire may be introduced to the planted areas as a management tool.

State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in managing smoke in urban environments. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.

The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring indicating species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.

C. Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County/City/USACE upon inspection of the site to verify compliance.

The Long-Term Operation and Maintenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

LANDSCAPE WORK PART 4 - IRRIGATION SYSTEM

4.1 DESCRIPTION OF WORK

This subcontractor shall design, furnish and install a complete underground lawn and planted area sprinkler system as shown on the plans and including all necessary underground sleeves, fully automatic control systems, water pump, water meter, backflow preventer if required per code, and electrical wiring for system. Design shall be in accordance with good engineering practice. Provide separate zones for lawn and shrub beds as well as quick couplers as indicated on plan.

4.2 QUALITY ASSURANCE

A. All materials shall be new, first class, especially designed for intended use.

B. All work shall be installed with best workmanship in accordance with best practice of the trade, in accordance with all local codes, ordinances, rules and regulations, in accordance with approved design shop drawings and in accordance with the system manufacturer's recommendations.

C. Special provisions shall be made to adequately and properly protect the system from damage due to weather and frost conditions.

4.3 DESIGN

A. Submit for approval four (4) prints and one (1) reproducible of all required design and layout shop drawings.

B. Drawings shall indicate locations and types of all sprinkler heads, coverage area of each head, length, location and size of pipe runs, depth of pipe installation, underground sleeves under sidewalks and paved areas, controls, timers, water meter, complete wiring diagram, etc.

C. Provide detailed specification sheets of all material proposed to be used.

D. Approval of the shop drawings will be for size and arrangement of the members and connections only and shall in no way remove the responsibility for the design, detailing and fabrication from this subcontractor.

E. Electrical power wiring to location of controller will be by electrical contractor. Connection of system to power supply is by lawn sprinkler contractor.

4.4 SUBMITTALS

Lawn sprinkler contractor shall submit the following for review and approval:

A. Design drawings as described above.

B. Record set drawings, reproducible of "as-builts" shall be submitted at completion of project.

C. Operation and maintenance manuals - three (3) sets.

4.5 BID

Subcontractors shall include with their bid quotation information identifying the manufacturer of the proposed sprinkler equipment.

4.6 GUARANTEE

Furnish written manufacturers and subcontractor's one (1) year unconditional guarantee against defects in material and workmanship from date of final acceptance of project by the Owner.

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630.668.7197
www.grwainc.com

CLIENT

BEECHEN&DILL
DEVELOPMENT & CONSTRUCTION
365 VILLAGE CENTER DRIVE
BURR RIDGE, IL 60527

CIVIL ENGINEER

DESIGNTEK
ENGINEERING, INC
9930 W. 190TH STREET
SUITE L
MOKENA, IL 60448

COPPER RIDGE WEST
LEMONT, ILLINOIS
PRELIMINARY LANDSCAPE PLAN
LANDSCAPE SPECIFICATIONS

REVISION	DATE
3	2026.07.16
2	2026.05.14
1	2026.04.15

DATE	2026.02.20
PROJECT NO.	BH2507
DRAWN	SMR
CHECKED	MNW
SHEET NO.	L1.6

L:\Projects\BH2507\Acad\BH2507_D02_09LP.dwg 7/16/2026 5:16 PM

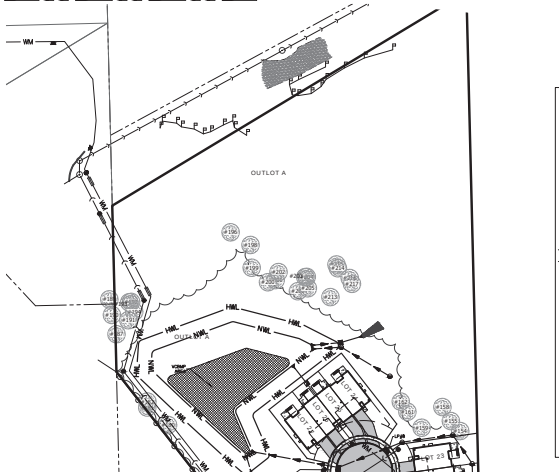
Exhibit D

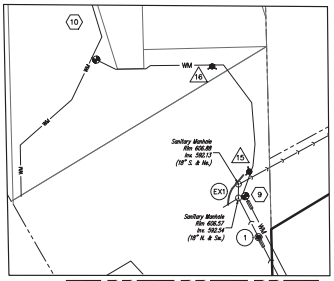
Preliminary Engineering Plans

L:\Projects\2025\25-0017\Engineering\DWG\Preliminary\25-0017 PE SDS 2.dwg Plot Date: 7/17/2026 12:05:00 PM By: sschreiner

PRELIMINARY ENGINEERING - OVERALL UTILITY PLAN
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

FOR CONTINUATION
SEE INSET @ RIGHT





LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXXX.X	SPOT GRADES	TF=XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF=XXX.XX
FG XXX.XX	FINISH GRADE	FG=XXX.XX
FF XXX.XX	FINISH FLOOR	FF=XXX.XX
GF XXX.XX	GARAGE FLOOR	GF=XXX.XX

TOPOGRAPHIC SUREY LEGEND & ABBREVIATIONS

LEGEND

- ANCHOR
- POWER POLE
- TELEPHONE PEDESTAL
- PIPELINE MARKER
- BENCHMARK
- FLARED END SECTION
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- WATER VALVE
- FIR FOUND IRON ROD/REBAR
- FIP FOUND IRON PIPE
- FBM FOUND BRASS MONUMENT

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
(###.##')	RECORD/DEED
###.##'	MEASURED
S.F.	SQUARE FEET
###.##	EXIST. SPOT ELEVATION
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
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EXISTING HATCHING

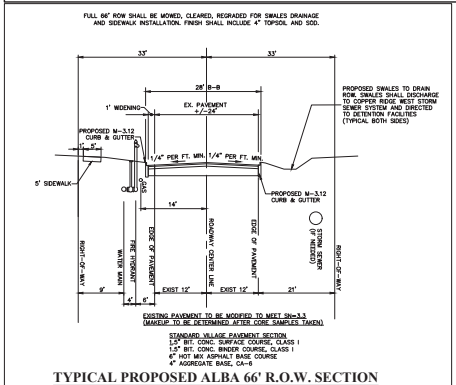
- EXISTING ASPHALT SURFACE
- EXISTING GRAVEL SURFACE

PROJECT DATA - UNIT COUNTS AND ACREAGE

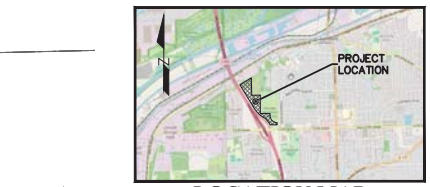
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MULTI FAMILY RESIDENTIAL LOTS:	346,521 SQ. FT. OR 7.96 ACRES
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ROW (UNDEVELOPED) DEDICATED TO VILLAGE:	1,683 SQ. FT. OR 0.04 ACRES
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NUMBER OF MULTI-FAMILY LOTS/UNITS PROPOSED:	63
NUMBER OF MULTI-FAMILY UNITS BUILDINGS:	14
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MULTI-FAMILY IMPERVIOUS AREA:	195,849 SQ. FT.
SINGLE FAMILY IMPERVIOUS AREA:(55% OF LOT AREA):	107,905 SQ. FT.
GRAVEL PATH IN PARK:	639 SQ. FT.
PUBLIC ROW IMPERVIOUS AREAS (ROAD, CURB, DRIVE APRONS, SIDEWALK):	134,375 SQ. FT.
TOTAL IMPERVIOUS AREA:	438,768 SQ. FT.
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TOTAL PONDS NWL AREA:	1.07 ACRES
TOTAL PONDS HWL AREA:	2.08 ACRES

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1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE VILLAGE OF LEMONT UDO.
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5. ALL MAINLINE WATERMAIN SHALL BE 8" (INCHES) UNLESS OTHERWISE NOTED ON THE PLAN. ALL WATERMAIN SHALL BE DUCTILE IRON, THICKNESS CL 52, CEMENT LINED. WATERMAIN SHALL HAVE A MINIMUM COVER OF 5.5' (FEET).
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7. PUBLIC STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THE VILLAGE OF LEMONT UDO STANDARDS.
8. PROPOSED ELEVATIONS, GRADING, UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
9. VILLAGE ENGINEER SHALL BE GIVEN 48 HOURS NOTICE OF INTENDED TIME OF STARTED WORK.
10. VOBMP = VOLUME CONTROL BEST MANAGEMENT PRACTICES.
11. WO = WALKOUT BASEMENT & LO = LOOK OUT BASEMENT.



TYPICAL PROPOSED ALBA 66' R.O.W. SECTION



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
100 0 100
(IN FEET)
1 inch = 100 ft.

SANITARY STRUCTURES (XX)

EXT	EXISTING 48" M.H., C.L. RIM 606.57 INV 592.54 (18", N&SW) PR. INV =593.37 (8",S)	11	48" M.H., C.L. RIM 727.60 INV 719.90
1	48" M.H., C.L. RIM 601.00 INV 593.74	12	48" M.H., C.L. RIM 730.20 INV 721.70
2	48" M.H., C.L. RIM 680.50 INV 666.37	13	48" M.H., C.L. RIM 731.90 INV 723.40
3	48" M.H., C.L. RIM 689.20 INV 680.70	14	48" M.H., C.L. RIM 743.00 INV 734.50
4	48" M.H., C.L. RIM 702.80 INV 692.38	15	48" M.H., C.L. RIM 752.20 INV 743.11
5	48" M.H., C.L. RIM 701.50 INV 693.00	16	48" M.H., C.L. RIM 752.60 INV 744.10
6	48" M.H., C.L. RIM 704.60 INV 695.72	17	48" M.H., C.L. RIM 732.80 INV 724.00
7	48" M.H., C.L. RIM 705.00 INV 696.50	18	48" M.H., C.L. RIM 736.80 INV 728.30
8	48" M.H., C.L. RIM 713.10 INV 704.60	19	48" M.H., C.L. RIM 740.00 INV 731.50
9	48" M.H., C.L. RIM 722.30 INV 713.80	20	48" M.H., C.L. RIM 742.00 INV 734.00
10	48" M.H., C.L. RIM 725.40 INV 716.90		

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1 OF 7	PROJECT INFORMATION Project No.: 25-0017 Scale: 1" = 100' Date: 02-20-2026 Design By: SDS Drawn By: NSM Checked By: SDS	DESIGNTEK ENGINEERING, INC. CONSULTING CIVIL ENGINEERING & LAND SURVEYING 9930 W. 190TH STREET, SUITE L MOKENA, ILLINOIS 60448 (708) 326-4961 FAX: (708) 326-4962 IL PROF. LIC. NO.: 184-003740	PRELIMINARY ENGINEERING PLANS FOR COPPER RIDGE WEST LEMONT, ILLINOIS	TETON DEVELOPMENT, LLC 565 VILLAGE CENTER DRIVE BURR RIDGE, ILLINOIS 60527 (630) 920-9430	REVISIONS NO. DATE DESCRIPTION BY 1 04-15-26 PER VILLAGE REVIEW SDS 2 05-26-26 PER VILLAGE REVIEW: ADDED PARKING SDS 3 07-07-26 PER VILLAGE REVIEW: ADDED PARKING SDS 4 07-17-26 PER VILLAGE REVIEW: WALK & TRAILS SDS

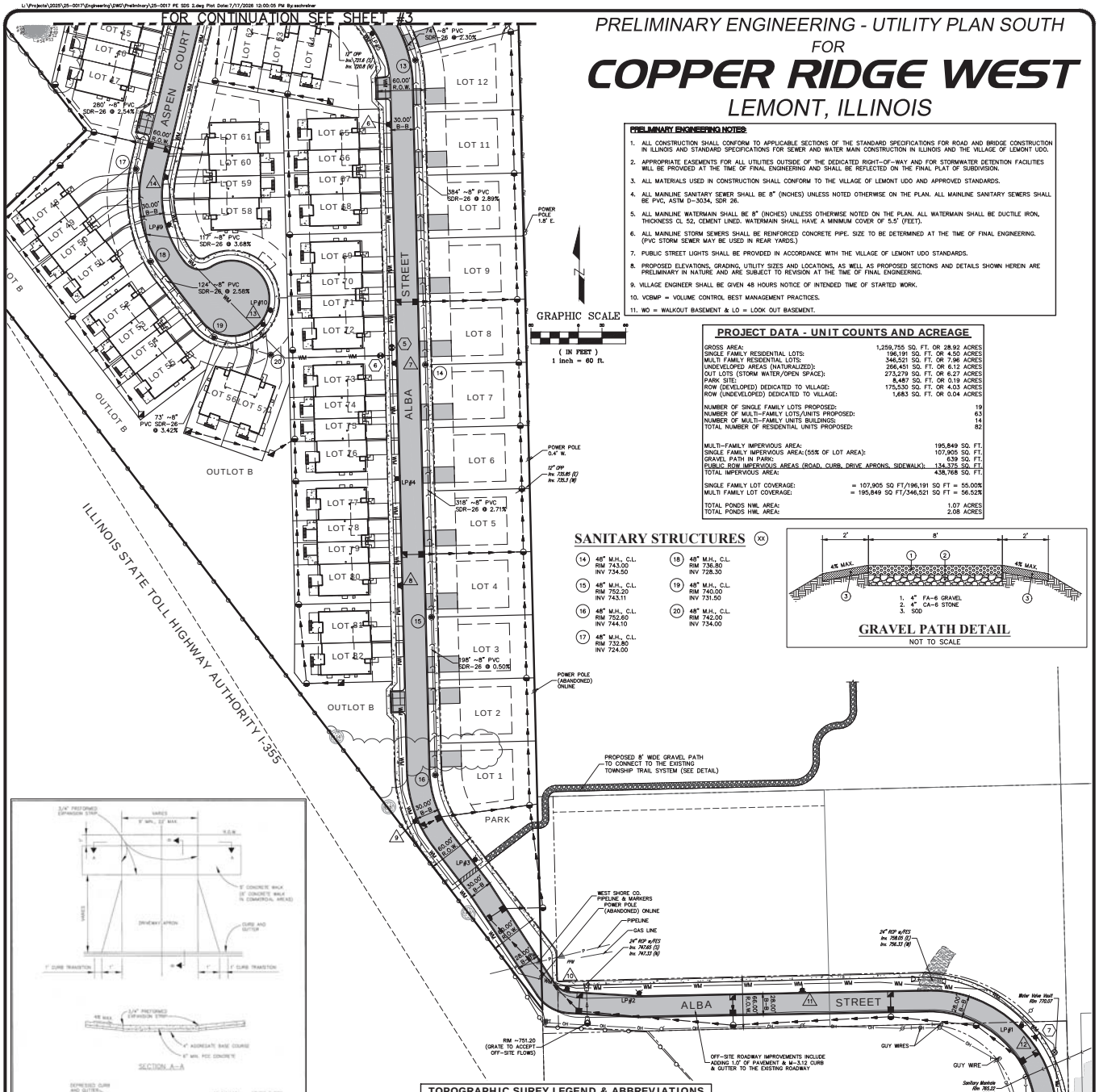
FOR CONTINUATION SEE SHEET #3

PRELIMINARY ENGINEERING - UTILITY PLAN SOUTH

FOR

COPPER RIDGE WEST

LEMONT, ILLINOIS



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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PROJECT DATA - UNIT COUNTS AND ACREAGE

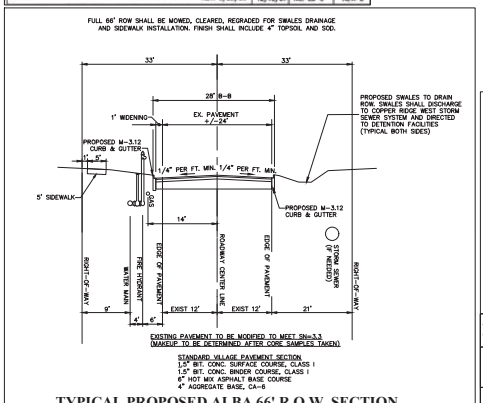
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(14) 48" M.H., C.L. RIM 743.00 INV 734.50
(15) 48" M.H., C.L. RIM 752.20 INV 743.11
(16) 48" M.H., C.L. RIM 752.60 INV 744.10
(17) 48" M.H., C.L. RIM 732.80 INV 724.00
(18) 48" M.H., C.L. RIM 736.80 INV 728.30
(19) 48" M.H., C.L. RIM 740.00 INV 731.50
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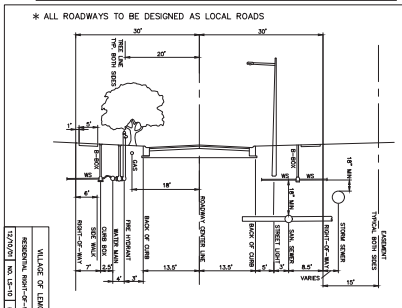
1. 4" FA-6 GRAVEL
2. 4" CA-6 STONE
3. SOD

GRAVEL PATH DETAIL
NOT TO SCALE



TYPICAL PROPOSED ALBA 66' R.O.W. SECTION
NOT TO SCALE

* ALL ROADWAYS TO BE DESIGNED AS LOCAL ROADS



TOPOGRAPHIC SUREY LEGEND & ABBREVIATIONS

LEGEND

- ANCHOR
- POWER POLE
- TELEPHONE PEDESTAL
- PIPELINE MARKER
- BENCHMARK
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ABBREVIATIONS

N	NORTH
S	SOUTH
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(####')	RECORD/DEED
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EXISTING HATCHING

- EXISTING ASPHALT SURFACE
- EXISTING GRAVEL SURFACE

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
SS	SANITARY SERVICE	SS
	SANITARY MANHOLE	
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XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
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TF XXX.XX	TOP OF FOUNDATION	TF-XXX.XX
FG XXX.XX	FINISH GRADE	FG-XXX.XX
FF XXX.XX	FINISH FLOOR	FF-XXX.XX
GF XXX.XX	GARAGE FLOOR	GF-XXX.XX

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2 OF 7	
PROJECT INFORMATION	
Project No.: 25-0017	
Scale: 1" = 60'	
Date: 02-20-2026	
Design By: SDS	
Drawn By: NSM	
Checked By: SDS	

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

PRELIMINARY ENGINEERING PLANS FOR COPPER RIDGE WEST LEMONT, ILLINOIS

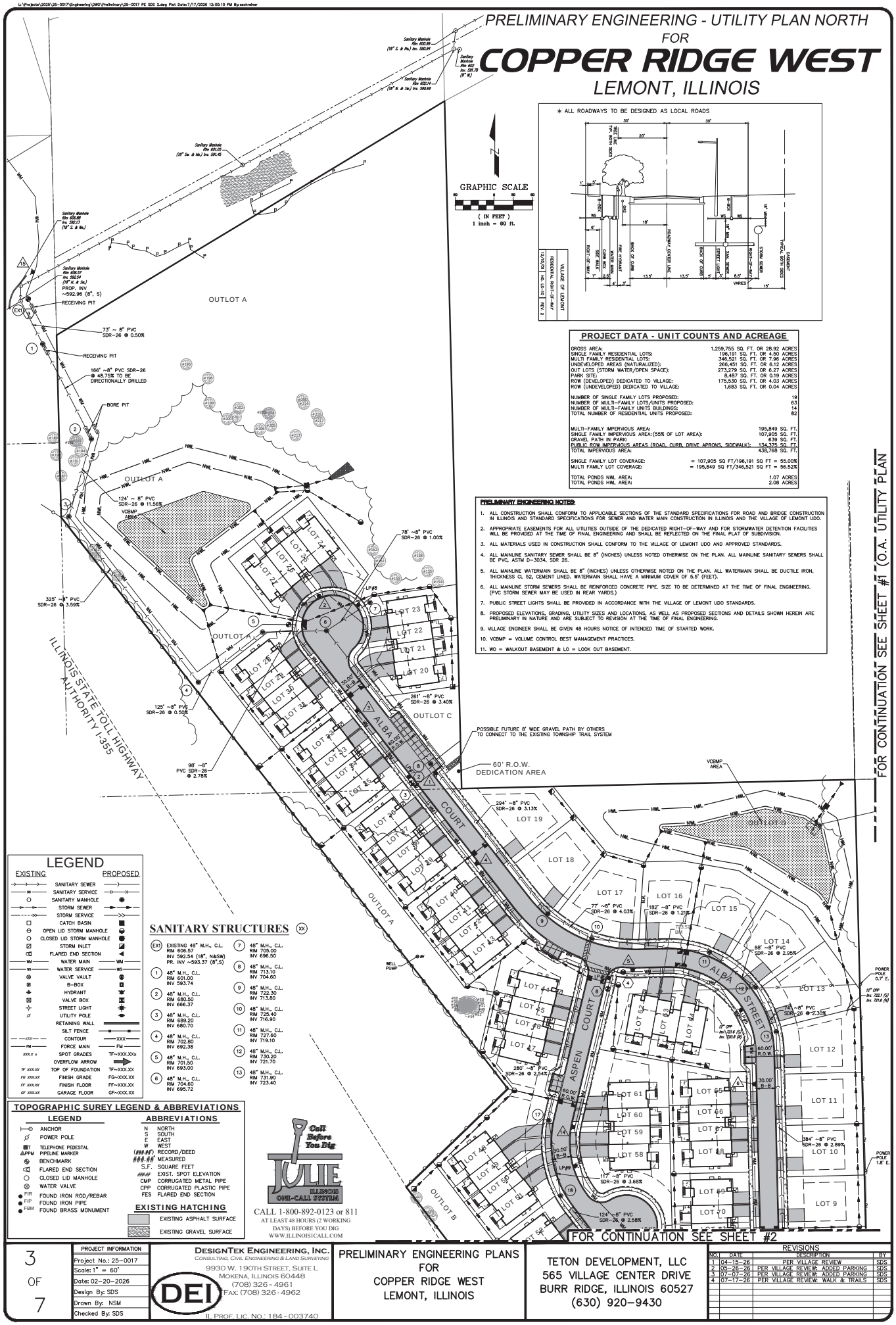
TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	05-26-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
3	07-07-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
4	07-17-26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

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PRELIMINARY ENGINEERING - UTILITY PLAN NORTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS



PROJECT DATA - UNIT COUNTS AND ACREAGE

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5. ALL MAINLINE WATERMAIN SHALL BE 8" (INCHES) UNLESS OTHERWISE NOTED ON THE PLAN. ALL WATERMAIN SHALL BE DUCTILE IRON, THICKNESS CL 52, CEMENT LINED. WATERMAIN SHALL HAVE A MINIMUM COVER OF 5.5' (FEET).
6. ALL MAINLINE STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE. SIZE TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. (PVC STORM SEWER MAY BE USED IN REAR YARDS.)
7. PUBLIC STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THE VILLAGE OF LEMONT UDO STANDARDS.
8. PROPOSED ELEVATIONS, GRADING, UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
9. VILLAGE ENGINEER SHALL BE GIVEN 48 HOURS NOTICE OF INTENDED TIME OF STARTED WORK.
10. VCBMP = VOLUME CONTROL BEST MANAGEMENT PRACTICES.
11. WO = WALKOUT BASEMENT & LO = LOOK OUT BASEMENT.

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXX.X x	SPOT GRADES	TF-XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF-XXX.XX
FG XXX.XX	FINISH GRADE	FG-XXX.XX
FF XXX.XX	FINISH FLOOR	FF-XXX.XX
GF XXX.XX	GARAGE FLOOR	GF-XXX.XX

SANITARY STRUCTURES (XX)

(EX) EXISTING 48" M.H., C.L.
RIM 606.57
INV 592.54 (18", N&SW)
PR. INV ~593.37 (8"S)

1. 48" M.H., C.L.
RIM 601.00
INV 593.74
2. 48" M.H., C.L.
RIM 680.50
INV 666.37
3. 48" M.H., C.L.
RIM 689.20
INV 680.70
4. 48" M.H., C.L.
RIM 702.80
INV 692.38
5. 48" M.H., C.L.
RIM 701.50
INV 693.00
6. 48" M.H., C.L.
RIM 704.60
INV 695.72
7. 48" M.H., C.L.
RIM 705.00
INV 696.50
8. 48" M.H., C.L.
RIM 713.10
INV 704.60
9. 48" M.H., C.L.
RIM 722.30
INV 713.80
10. 48" M.H., C.L.
RIM 725.40
INV 716.90
11. 48" M.H., C.L.
RIM 727.60
INV 719.10
12. 48" M.H., C.L.
RIM 730.20
INV 721.70
13. 48" M.H., C.L.
RIM 731.90
INV 723.40

TOPOGRAPHIC SUREY LEGEND & ABBREVIATIONS

LEGEND

- ANCHOR
- POWER POLE
- TELEPHONE PEDESTAL
- PIPELINE MARKER
- BENCHMARK
- FLARED END SECTION
- CLOSED LID MANHOLE
- WATER VALVE
- FOUND IRON ROD/REBAR
- FOUND IRON PIPE
- FOUND BRASS MONUMENT

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
(###.##)	RECORD/DEED
###.##	MEASURED
S.F.	SQUARE FEET
###.##	EXIST. SPOT ELEVATION
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
FES	FLARED END SECTION

EXISTING HATCHING

- EXISTING ASPHALT SURFACE
- EXISTING GRAVEL SURFACE

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ILLINOIS ONE-CALL SYSTEM
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
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3 OF 7

PROJECT INFORMATION	
Project No.:	25-0017
Scale:	1" = 60'
Date:	02-20-2026
Design By:	SDS
Drawn By:	NSM
Checked By:	SDS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
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(708) 326-4961
FAX: (708) 326-4962
DEI
IL PROF. LIC. NO.: 184-003740

PRELIMINARY ENGINEERING PLANS FOR COPPER RIDGE WEST LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS

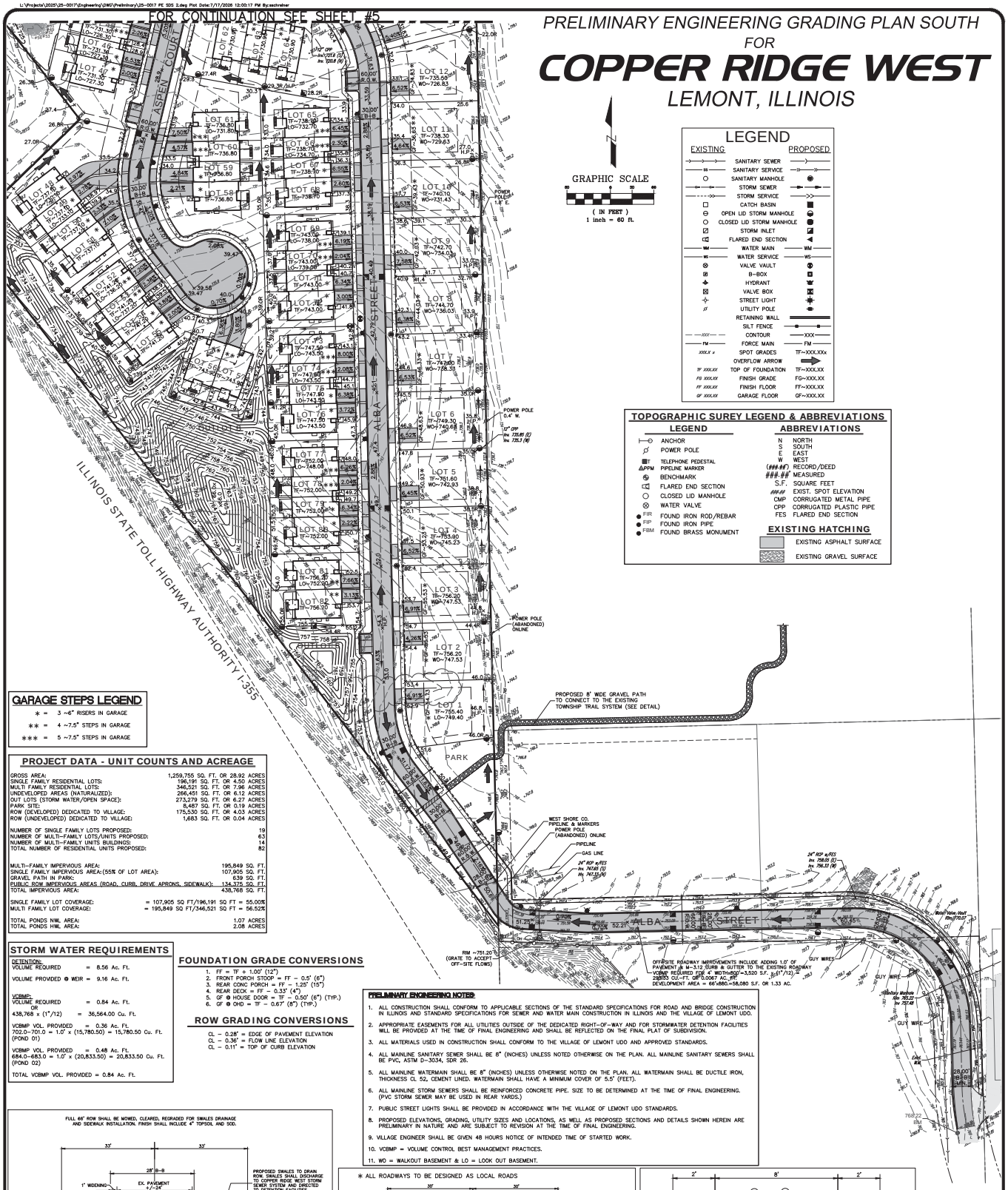
NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	05-26-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
3	07-07-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
4	07-17-26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

PRELIMINARY ENGINEERING: UTILITY PLAN – NORTH

L:\Projects\2025\25-0017\Engineering\ENG\Preliminary\25-0017 PE SDS 2.dwg Plot Date:7/17/2026 12:00:17 PM By:sschreiner

FOR CONTINUATION SEE SHEET #5

PRELIMINARY ENGINEERING GRADING PLAN SOUTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXXX.x	SPOT GRADES	TF=XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF=XXX.XX
FG XXX.XX	FINISH GRADE	FG=XXX.XX
FF XXX.XX	FINISH FLOOR	FF=XXX.XX
GF XXX.XX	GARAGE FLOOR	GF=XXX.XX

TOPOGRAPHIC SUREY LEGEND & ABBREVIATIONS

LEGEND
- ANCHOR
- POWER POLE
- TELEPHONE PEDESTAL
- PPM PIPELINE MARKER
- BENCHMARK
- FES FLARED END SECTION
- CLOSED LID MANHOLE
- WATER VALVE
- FIR FOUND IRON ROD/REBAR
- FIP FOUND IRON PIPE
- FBM FOUND BRASS MONUMENT

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
(###.##)	RECORD/DEED
###.##	MEASURED
S.F.	SQUARE FEET
####	EXIST. SPOT ELEVATION
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
FES	FLARED END SECTION

EXISTING HATCHING
- EXISTING ASPHALT SURFACE
- EXISTING GRAVEL SURFACE

GARAGE STEPS LEGEND
* = 3 –6" RISERS IN GARAGE
** = 4 –7.5" STEPS IN GARAGE
*** = 5 –7.5" STEPS IN GARAGE

PROJECT DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES
SINGLE FAMILY RESIDENTIAL LOTS:	196,191 SQ. FT. OR 4.50 ACRES
MULTI FAMILY RESIDENTIAL LOTS:	346,521 SQ. FT. OR 7.96 ACRES
UNDEVELOPED AREAS (NATURALIZED):	266,451 SQ. FT. OR 6.12 ACRES
OUT LOTS (STORM WATER/OPEN SPACE):	273,279 SQ. FT. OR 6.27 ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES
ROW (DEVELOPED) DEDICATED TO VILLAGE:	175,530 SQ. FT. OR 4.03 ACRES
ROW (UNDEVELOPED) DEDICATED TO VILLAGE:	1,683 SQ. FT. OR 0.04 ACRES
NUMBER OF SINGLE FAMILY LOTS PROPOSED:	19
NUMBER OF MULTI-FAMILY LOTS/UNITS PROPOSED:	63
NUMBER OF MULTI-FAMILY UNITS BUILDINGS:	14
TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED:	82
MULTI-FAMILY IMPERVIOUS AREA:	195,849 SQ. FT.
SINGLE FAMILY IMPERVIOUS AREA:(55% OF LOT AREA):	107,905 SQ. FT.
GRAVEL PATH IN PARK:	639 SQ. FT.
PUBLIC ROW IMPERVIOUS AREAS (ROAD, CURB, DRIVE APRONS, SIDEWALK):	134,375 SQ. FT.
TOTAL IMPERVIOUS AREA:	438,768 SQ. FT.
SINGLE FAMILY LOT COVERAGE:	= 107,905 SQ FT/196,191 SQ FT = 55.00%
MULTI FAMILY LOT COVERAGE:	= 195,849 SQ FT/346,521 SQ FT = 56.52%
TOTAL PONDS NWL AREA:	1.07 ACRES
TOTAL PONDS HWL AREA:	2.08 ACRES

STORM WATER REQUIREMENTS

DETENTION:
VOLUME REQUIRED = 8.56 Ac. Ft.

VOLUME PROVIDED @ WEIR = 9.16 Ac. Ft.

VCBMP:
VOLUME REQUIRED = 0.84 Ac. Ft.
OR
438,768 x (1"/12) = 36,564.00 Cu. Ft.

VCBMP VOL. PROVIDED = 0.36 Ac. Ft.
702.0–701.0 = 1.0' x (15,780.50) = 15,780.50 Cu. Ft. (POND 01)

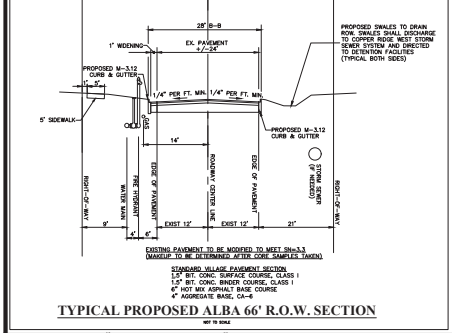
VCBMP VOL. PROVIDED = 0.48 Ac. Ft.
684.0–683.0 = 1.0' x (20,833.50) = 20,833.50 Cu. Ft. (POND 02)

TOTAL VCBMP VOL. PROVIDED = 0.84 Ac. Ft.

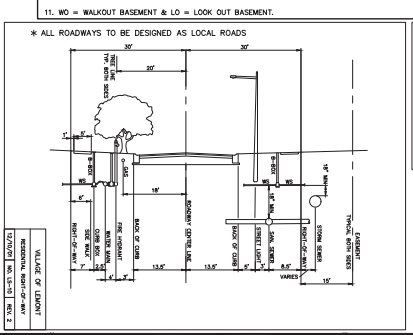
FOUNDATION GRADE CONVERSIONS
1. FF = TF + 1.00' (12")
2. FRONT PORCH STOOP = FF – 0.5' (6")
3. REAR CONC PORCH = FF – 1.25' (15")
4. REAR DECK = FF – 0.33' (4")
5. GF @ HOUSE DOOR = TF – 0.50' (6") (TYP.)
6. GF @ OHD = TF – 0.67' (8") (TYP.)

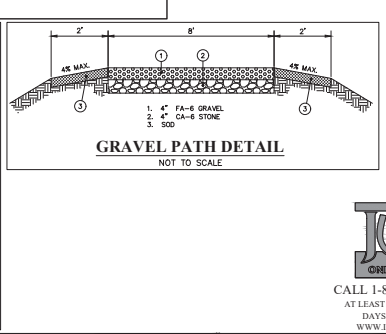
ROW GRADING CONVERSIONS
CL – 0.28" = EDGE OF PAVEMENT ELEVATION
CL – 0.36" = FLOW LINE ELEVATION
CL – 0.11" = TOP OF CURB ELEVATION

PRELIMINARY ENGINEERING NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE VILLAGE OF LEMONT UDO.
2. APPROPRIATE EASEMENTS FOR ALL UTILITIES OUTSIDE OF THE DEDICATED RIGHT-OF-WAY AND FOR STORMWATER DETENTION FACILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE FINAL PLAT OF SUBDIVISION.
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9. VILLAGE ENGINEER SHALL BE GIVEN 48 HOURS NOTICE OF INTENDED TIME OF STARTED WORK.
10. VCBMP = VOLUME CONTROL BEST MANAGEMENT PRACTICES.
11. WO = WALKOUT BASEMENT & LO = LOOK OUT BASEMENT.



TYPICAL PROPOSED ALBA 66' R.O.W. SECTION
NOT TO SCALE





1. 4" FA–6 GRAVEL
2. 4" CA–6 STONE
3. SOD

GRAVEL PATH DETAIL
NOT TO SCALE

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4 OF 7	
PROJECT INFORMATION	
Project No.: 25–0017	
Scale: 1" = 60'	
Date: 02–20–2026	
Design By: SDS	
Drawn By: NSM	
Checked By: SDS	

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

PRELIMINARY ENGINEERING PLANS FOR COPPER RIDGE WEST LEMONT, ILLINOIS

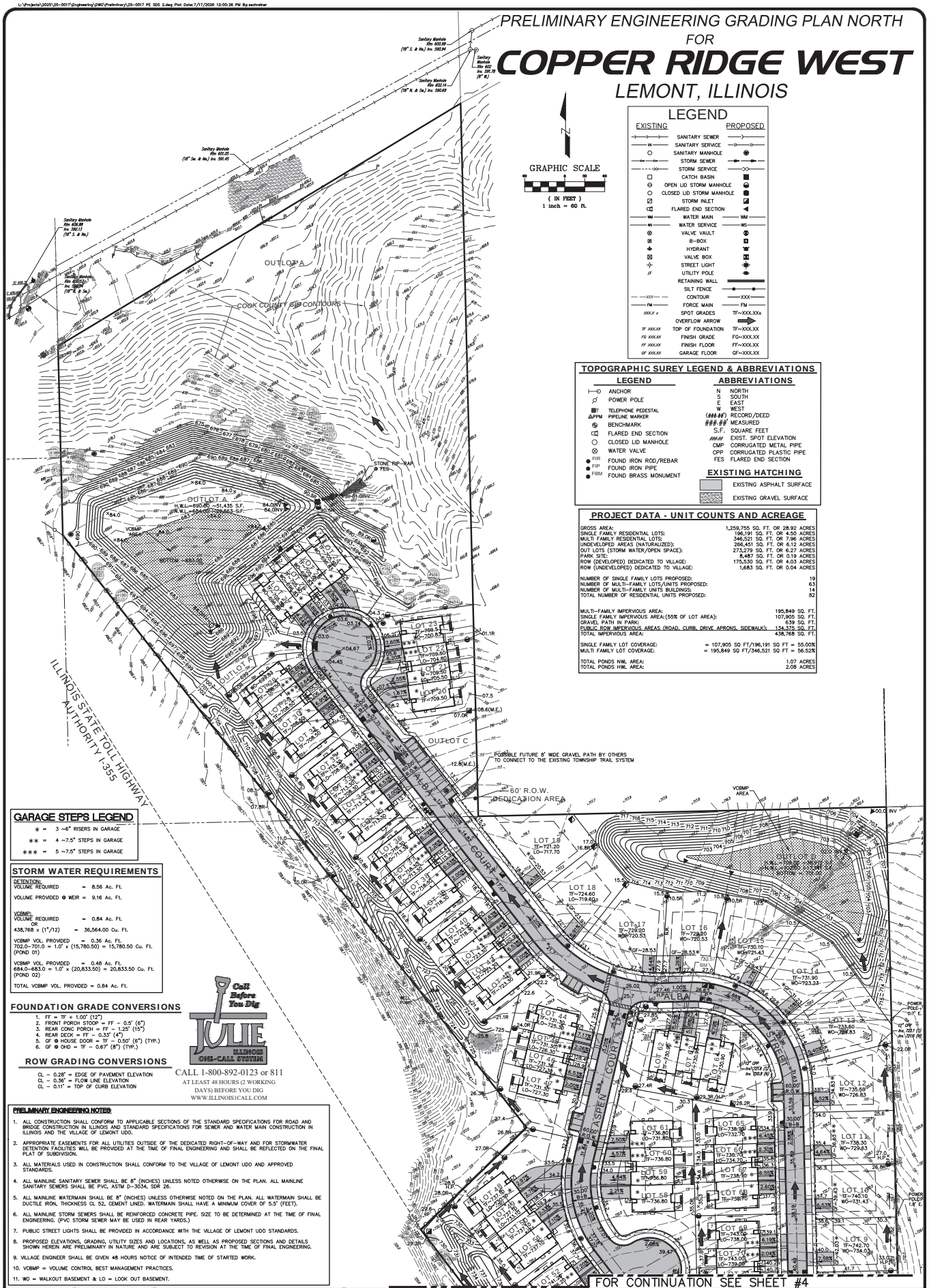
TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920–9430

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04–15–26	PER VILLAGE REVIEW	SDS
2	05–26–26	PER VILLAGE REVIEW: ADDED PARKING	SDS
3	07–07–26	PER VILLAGE REVIEW: ADDED PARKING	SDS
4	07–17–26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

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PRELIMINARY ENGINEERING GRADING PLAN NORTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS



LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
	WATER MAIN	
	WATER SERVICE	
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
	CONTOUR	
	FORCE MAIN	
	SPOT GRADES	
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF=XXX.XX
FG XXX.XX	FINISH GRADE	FG=XXX.XX
FF XXX.XX	FINISH FLOOR	FF=XXX.XX
GF XXX.XX	GARAGE FLOOR	GF=XXX.XX

TOPOGRAPHIC SUREY LEGEND & ABBREVIATIONS

LEGEND	ABBREVIATIONS
ANCHOR	N NORTH
POWER POLE	S SOUTH
TELEPHONE PEDESTAL	E EAST
PIPELINE MARKER	W WEST
BENCHMARK	(###.##') RECORD/DEED
FLARED END SECTION	###.##' MEASURED
CLOSED LID MANHOLE	S.F. SQUARE FEET
WATER VALVE	###.## EXIST. SPOT ELEVATION
FOUND IRON ROD/REBAR	CMP CORRUGATED METAL PIPE
FOUND IRON PIPE	CPP CORRUGATED PLASTIC PIPE
FOUND BRASS MONUMENT	FES FLARED END SECTION

EXISTING HATCHING
- EXISTING ASPHALT SURFACE
- EXISTING GRAVEL SURFACE

PROJECT DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92	ACRES
SINGLE FAMILY RESIDENTIAL LOTS:	196,191 SQ. FT. OR 4.50	ACRES
MULTI FAMILY RESIDENTIAL LOTS:	346,521 SQ. FT. OR 7.96	ACRES
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OUT LOTS (STORM WATER/OPEN SPACE):	273,279 SQ. FT. OR 6.27	ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19	ACRES
ROW (DEVELOPED) DEDICATED TO VILLAGE:	175,530 SQ. FT. OR 4.03	ACRES
ROW (UNDEVELOPED) DEDICATED TO VILLAGE:	1,683 SQ. FT. OR 0.04	ACRES
NUMBER OF SINGLE FAMILY LOTS PROPOSED:	19	
NUMBER OF MULTI-FAMILY LOTS/UNITS PROPOSED:	63	
NUMBER OF MULTI-FAMILY UNITS BUILDINGS:	14	
TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED:	82	
MULTI-FAMILY IMPERVIOUS AREA:	195,849 SQ. FT.	
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GRAVEL PATH IN PARK:	639 SQ. FT.	
PUBLIC ROW IMPERVIOUS AREAS (ROAD, CURB, DRIVE APRONS, SIDEWALK):	134,375 SQ. FT.	
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TOTAL PONDS HWL AREA:	2.08 ACRES	

GARAGE STEPS LEGEND

* = 3 ~6" RISERS IN GARAGE
** = 4 ~7.5" STEPS IN GARAGE
*** = 5 ~7.5" STEPS IN GARAGE

STORM WATER REQUIREMENTS

DETENTION:
VOLUME REQUIRED = 8.56 Ac. Ft.
VOLUME PROVIDED @ WEIR = 9.16 Ac. Ft.

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OR
438,768 x (1"/12) = 36,564.00 Cu. Ft.

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PRELIMINARY ENGINEERING NOTES:

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FOR CONTINUATION SEE SHEET #4

5 OF 7

PROJECT INFORMATION	
Project No.:	25-0017
Scale:	1" = 60'
Date:	02-20-2026
Design By:	SDS
Drawn By:	NSM
Checked By:	SDS

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

PRELIMINARY ENGINEERING PLANS FOR COPPER RIDGE WEST LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS			
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4	07-17-26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

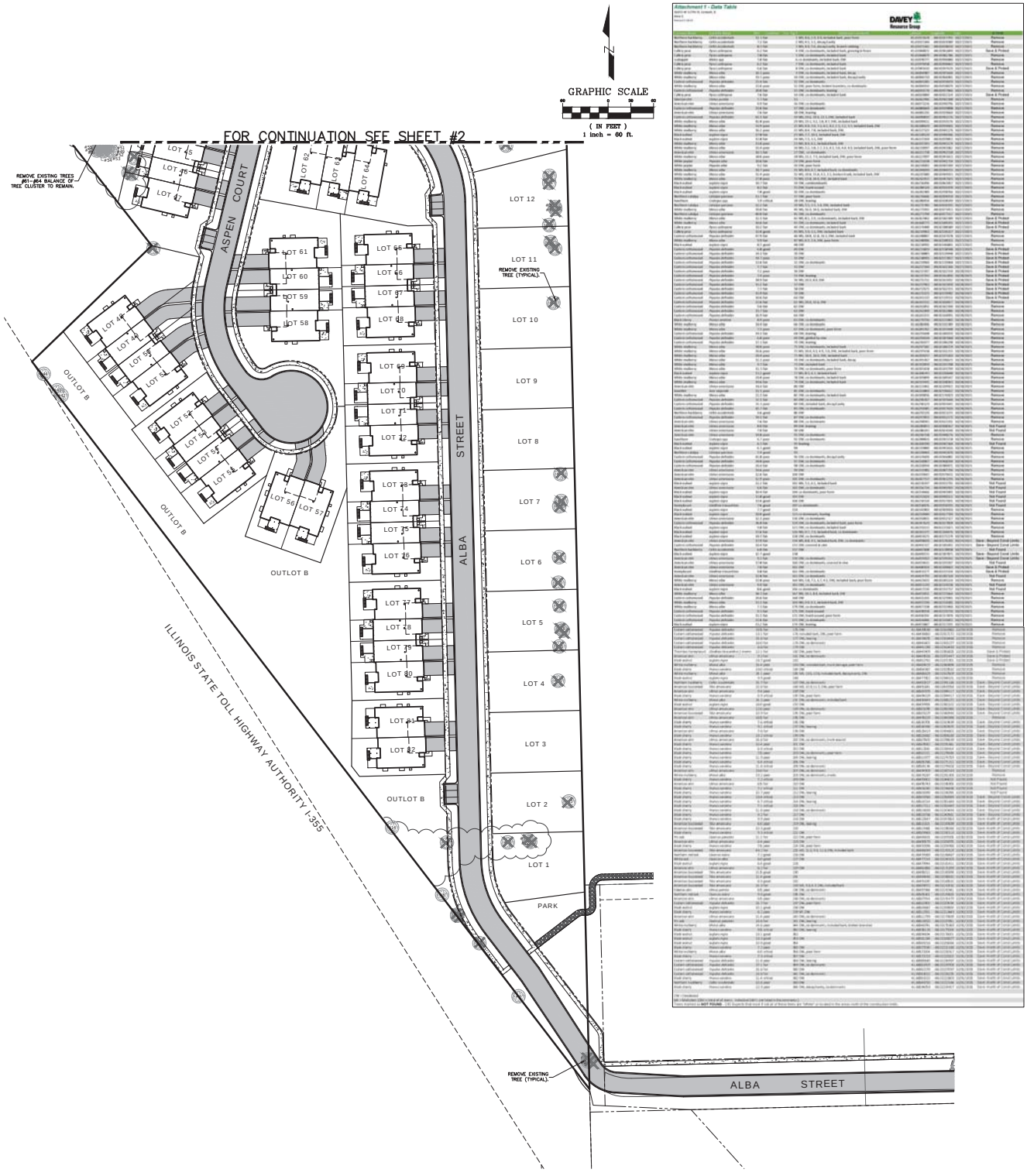
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PRELIMINARY ENGINEERING TREE PLAN SOUTH

FOR

COPPER RIDGE WEST

LEMONT, ILLINOIS



Call Before You Dig
JULIE
ILLINOIS ONE-CALL SYSTEM

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

6 OF 7

PROJECT INFORMATION	
Project No.:	25-0017
Scale:	1" = 60'
Date:	02-20-2026
Design By:	SDS
Drawn By:	NSM
Checked By:	SDS

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

PRELIMINARY ENGINEERING PLANS
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	05-26-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
3	07-07-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
4	07-17-26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

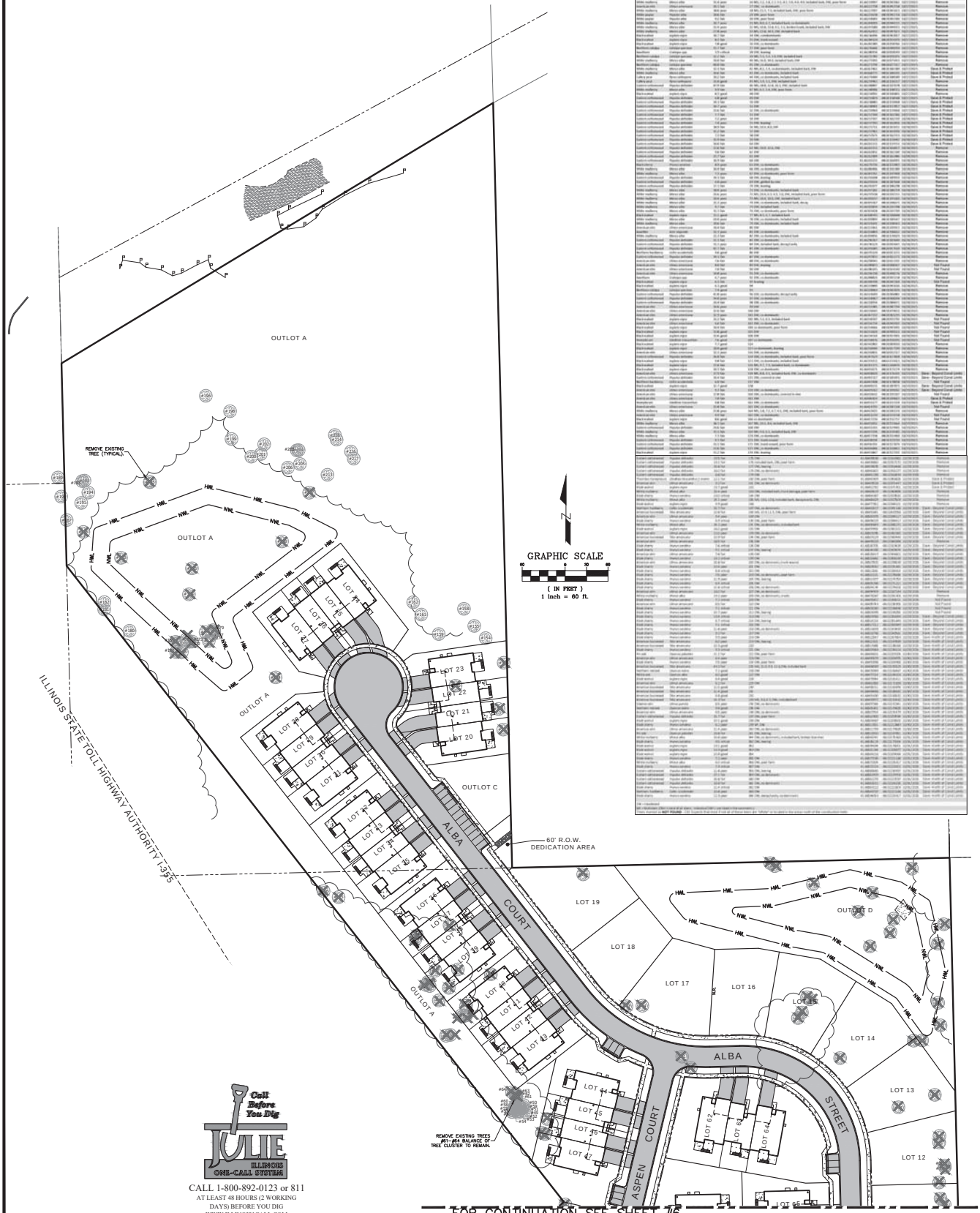
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PRELIMINARY ENGINEERING TREE PLAN NORTH

FOR

COPPER RIDGE WEST

LEMONT, ILLINOIS



Attachment F - Data Table

DAVEY Resource Group

FOR CONTINUATION SEE SHEET #6

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM

7 OF 7

PROJECT INFORMATION	
Project No.:	25-0017
Scale:	1" = 60'
Date:	02-20-2026
Design By:	SDS
Drawn By:	NSM
Checked By:	SDS

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

PRELIMINARY ENGINEERING PLANS FOR COPPER RIDGE WEST LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS

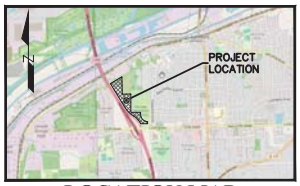
NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	05-26-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
3	07-07-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
4	07-17-26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

Exhibit E

Preliminary PUD Plat

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PRELIMINARY P.U.D. - OVERALL
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

SITE DATA
GROSS AREA: 1,259,755 S.F. OR 28.92 ACRES

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

PARCEL IDENTIFICATION NUMBERS
22-30-303-003-0000

SITE AREA DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES
R.O.W. DEDICATION TO VILLAGE (DEVELOPED):	175,530 SQ. FT. OR 4.03 ACRES
R.O.W. DEDICATION TO VILLAGE (FUTURE):	1,683 SQ. FT. OR 0.04 ACRES
SINGLE FAMILY LOTS:	196,191 SQ. FT. OR 4.50 ACRES
MULTI FAMILY LOTS:	346,521 SQ. FT. OR 7.96 ACRES
OUT LOT A (OPEN SPACE & STORM WATER):	119,628 SQ. FT. OR 2.75 ACRES
OUT LOT A (UNDEVELOPED):	266,451 SQ. FT. OR 6.12 ACRES
OUT LOT B (OPEN SPACE):	68,577 SQ. FT. OR 1.57 ACRES
OUT LOT C (OPEN SPACE):	8,111 SQ. FT. OR 0.19 ACRES
OUT LOT D (OPEN SPACE & STORM WATER):	68,576 SQ. FT. OR 1.57 ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES

R-5A ZONING REQUIREMENTS

ZONING:	R-5A
SINGLE-FAMILY LOTS:	19

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	10'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	9,600 SF
MIN. LOT WIDTH:	75'	80'
MIN. LOT AREA PER UNIT:	3,000 SF	9,600 SF
LOT COVERAGE:	65% MAX.	55.00%

SUMMARY TABLE OF R-5A LOT SIZES

1	10,104	0.23
2	9,600	0.22
3	9,600	0.22
4	9,600	0.22
5	9,600	0.22
6	9,600	0.22
7	9,600	0.22
8	9,600	0.22
9	9,600	0.22
10	9,600	0.22
11	9,600	0.22
12	10,635	0.24
13	11,795	0.27
14	11,317	0.26
15	11,317	0.26
16	10,107	0.23
17	12,116	0.28
18	10,528	0.24
19	12,272	0.28
TOTALS	196,191	4.50

R-6 ZONING REQUIREMENTS

ZONING:	R-6
MULTI-FAMILY UNITS:	63
MULTI-FAMILY LOTS:	14

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	15'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	12,244 SF
MIN. LOT WIDTH:	80'	100'
MIN. LOT AREA PER UNIT:	3,000 SF	3,388 SF
LOT COVERAGE:	65% MAX.	65%

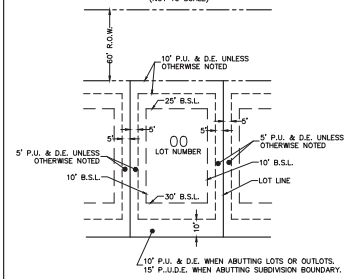
SUMMARY TABLE FOR R-6 LOT SIZES (PER BLDG.)

BLDG.	LOTS	SIZE (SQ. FT.)	SIZE (ACRE)
1	20–23	21,845	0.50
2	24–27	21,043	0.48
3	28–31	18,909	0.43
4	32–35	18,932	0.43
5	36–39	18,932	0.43
6	40–43	19,029	0.43
7	44–47	25,117	0.58
8	48–51	26,294	0.60
9	52–55	19,146	0.44
10	56–57	15,194	0.35
11	58–61	27,824	0.64
12	62–64	25,454	0.58
13	65–68	19,759	0.45
14	69–72	18,933	0.43
15	73–76	18,933	0.43
16	77–80	18,933	0.43
17	81–82	12,244	0.28
TOTALS	63 LOTS	346,521	7.96

SUMMARY TABLE OF R-6 LOT SIZES (INDIVIDUAL)

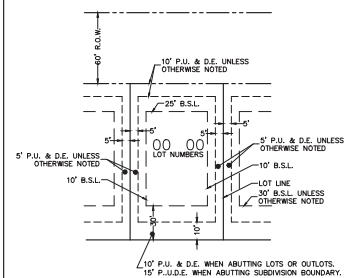
20	6,733	0.15
21	4,303	0.10
22	3,880	0.09
23	6,928	0.16
24	7,839	0.18
25	3,616	0.08
26	3,388	0.08
27	6,200	0.14
28	6,050	0.14
29	3,393	0.08
30	3,393	0.08
31	6,073	0.14
32	6,073	0.14
33	3,393	0.08
34	3,393	0.08
35	6,073	0.14
36	6,073	0.14
37	3,393	0.08
38	3,393	0.08
39	6,073	0.14
40	6,073	0.14
41	3,393	0.08
42	3,393	0.08
43	6,170	0.14
44	9,106	0.21
45	3,393	0.08
46	3,392	0.08
47	9,226	0.21
48	11,501	0.26
49	4,575	0.11
50	3,977	0.09
51	6,241	0.14
52	6,140	0.14
53	3,416	0.08
54	3,416	0.08
55	6,175	0.14
56	6,256	0.14
57	8,938	0.21
58	10,418	0.24
59	3,903	0.09
60	3,745	0.09
61	9,757	0.22
62	8,750	0.20
63	4,955	0.11
64	11,749	0.27
65	6,900	0.16
66	3,393	0.08
67	3,393	0.08
68	6,073	0.14
69	6,074	0.14
70	3,393	0.08
71	3,393	0.08
72	6,073	0.14
73	6,074	0.14
74	3,393	0.08
75	3,393	0.08
76	6,074	0.14
77	6,074	0.14
78	3,393	0.08
79	3,393	0.08
80	6,073	0.14
81	6,112	0.14
82	6,132	0.14
TOTALS	346,521	7.96

TYPICAL SINGLE FAMILY LOT DETAIL
(NOT TO SCALE)



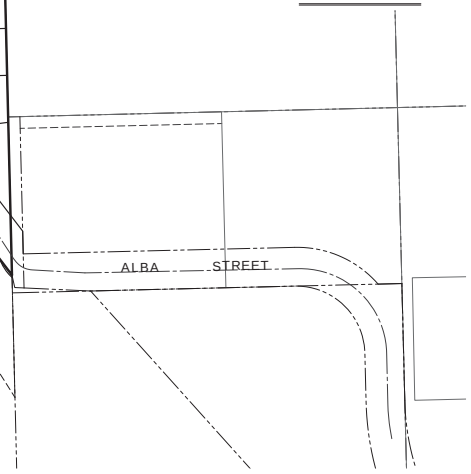
1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

TYPICAL MULTI-FAMILY LOT DETAIL
(NOT TO SCALE)



1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

LOT DETAILS



1 OF 3	PROJECT INFORMATION Project No.: 25-0017 Scale: 1" = 100' Date: 02-20-2026 Design By: SDS Drawn By: NSM Checked By: SDS	DESIGNTEK ENGINEERING, INC. CONSULTING, CIVIL ENGINEERING & LAND SURVEYING 9930 W. 190TH STREET, SUITE L MOKENA, ILLINOIS 60448 (708) 326-4961 FAX: (708) 326-4962 IL PROF. LIC. NO.: 184-003740	PRELIMINARY P.U.D. FOR COPPER RIDGE WEST LEMONT, ILLINOIS	TETON DEVELOPMENT, LLC 565 VILLAGE CENTER DRIVE BURR RIDGE, ILLINOIS 60527 (630) 920-9430

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	07-17-26	PER VILLAGE REVIEW	SDS

L:\Projects\2025\25-0017\Engineering\DWG\Preliminary\25-0017 PE SDS 2.dwg Plot Date:7/17/2026 12:09:36 PM By:sschreiner

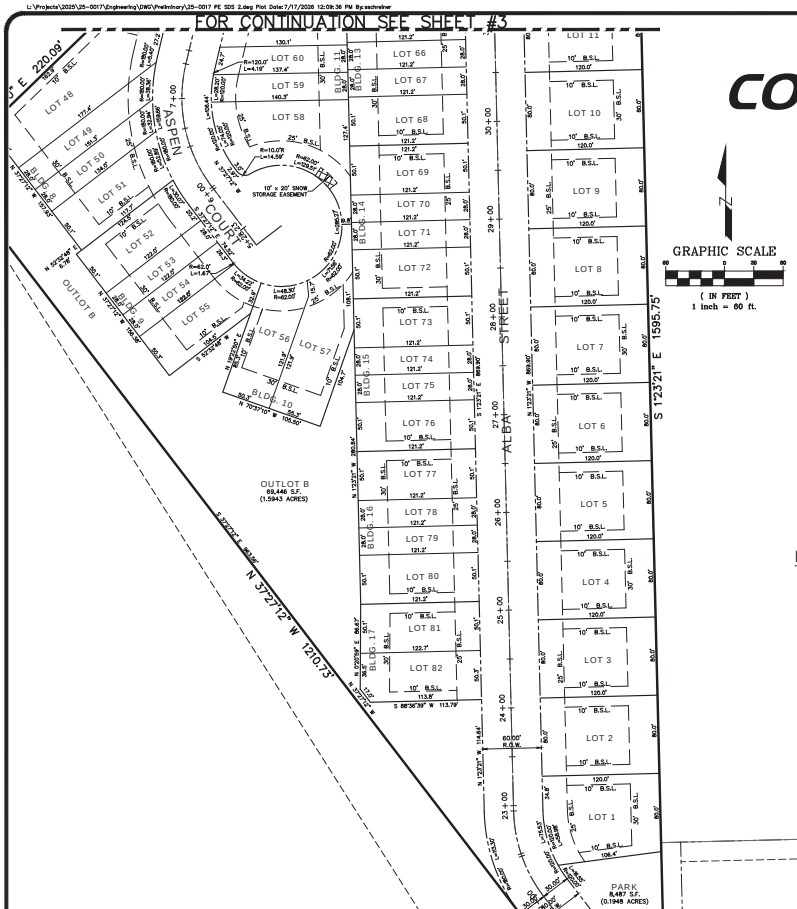
FOR CONTINUATION SEE SHEET #3

PRELIMINARY P.U.D. - SOUTH

FOR

COPPER RIDGE WEST

LEMONT, ILLINOIS



SITE AREA DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES
R.O.W. DEDICATION TO VILLAGE (DEVELOPED):	175,530 SQ. FT. OR 4.03 ACRES
R.O.W. DEDICATION TO VILLAGE (FUTURE):	1,683 SQ. FT. OR 0.04 ACRES
SINGLE FAMILY LOTS:	196,191 SQ. FT. OR 4.50 ACRES
MULTI FAMILY LOTS:	346,521 SQ. FT. OR 7.96 ACRES
OUT LOT A (OPEN SPACE & STORM WATER):	119,628 SQ. FT. OR 2.75 ACRES
OUT LOT A (UNDEVELOPED):	266,451 SQ. FT. OR 6.12 ACRES
OUT LOT B (OPEN SPACE):	68,577 SQ. FT. OR 1.57 ACRES
OUT LOT C (OPEN SPACE):	8,111 SQ. FT. OR 0.19 ACRES
OUT LOT D (OPEN SPACE & STORM WATER):	68,576 SQ. FT. OR 1.57 ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES

R-6 ZONING REQUIREMENTS

ZONING:	R-6
MULTI-FAMILY UNITS:	63
MULTI-FAMILY LOTS:	14

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	15'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	12,244 SF
MIN. LOT WIDTH:	80'	100'
MIN. LOT AREA PER UNIT:	3,000 SF	3,388 SF
LOT COVERAGE:	65% MAX.	65%

R-5A ZONING REQUIREMENTS

ZONING:	R-5A
SINGLE-FAMILY LOTS:	19

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	10'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	9,600 SF
MIN. LOT WIDTH:	75'	80'
MIN. LOT AREA PER UNIT:	3,000 SF	9,600 SF
LOT COVERAGE:	65% MAX.	55.00%

SUMMARY TABLE OF R-6 LOT SIZES (INDIVIDUAL)

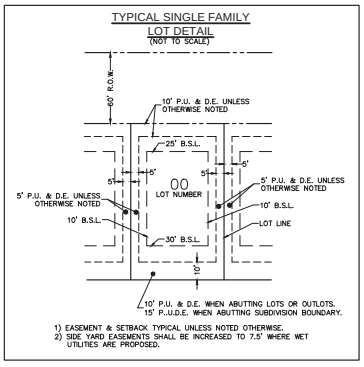
52	6,140	0.14
53	3,416	0.08
54	3,416	0.08
55	6,175	0.14
56	6,256	0.14
57	8,938	0.21
69	6,074	0.14
70	3,393	0.08
71	3,393	0.08
72	6,073	0.14
73	6,074	0.14
74	3,393	0.08
75	3,393	0.08
76	6,074	0.14
77	6,074	0.14
78	3,393	0.08
79	3,393	0.08
80	6,073	0.14
81	6,112	0.14
82	6,132	0.14

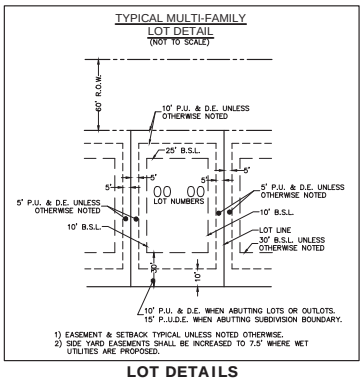
SUMMARY TABLE OF R-5A LOT SIZES

1	10,104	0.23
2	9,600	0.22
3	9,600	0.22
4	9,600	0.22
5	9,600	0.22
6	9,600	0.22
7	9,600	0.22
8	9,600	0.22
9	9,600	0.22

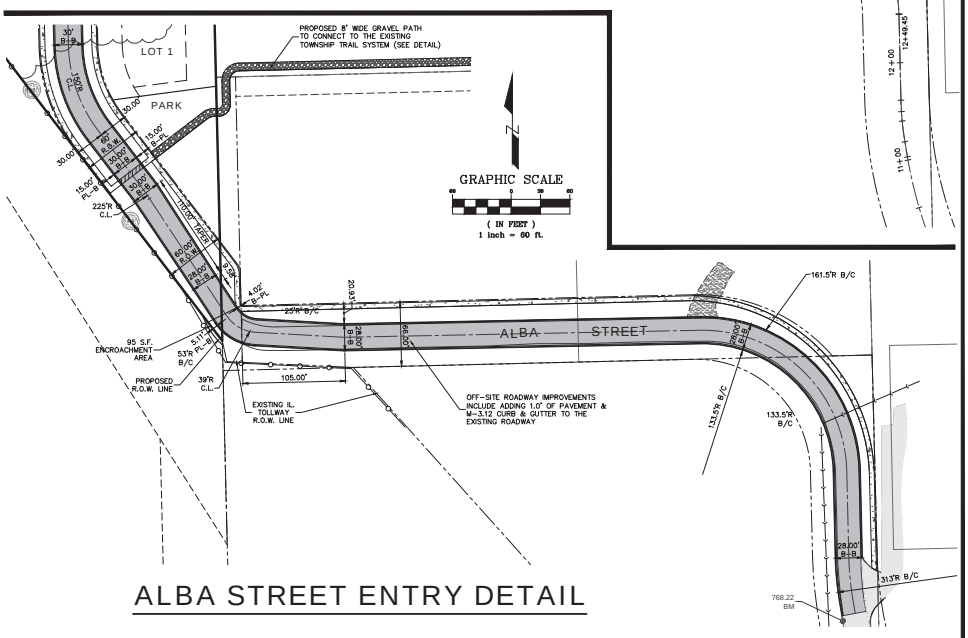
SUMMARY TABLE FOR R-6 LOT SIZES (PER BLDG.)

BLDG.	LOTS	SIZE (SQ. FT.)	SIZE (ACRE)
1	20–23	21,845	0.50
2	24–27	21,043	0.48
3	28–31	18,909	0.43
4	32–35	18,932	0.43
5	36–39	18,932	0.43
6	40–43	19,029	0.43
7	44–47	25,117	0.58
8	48–51	26,294	0.60
9	52–55	19,146	0.44
10	56–57	15,194	0.35
11	58–61	27,824	0.64
12	62–64	25,454	0.58
13	65–68	19,759	0.45
14	69–72	18,933	0.43
15	73–76	18,933	0.43
16	77–80	18,933	0.43
17	81–82	12,244	0.28
TOTALS	63 LOTS	346,521	7.96





LOT DETAILS



ALBA STREET ENTRY DETAIL

2 OF 3	PROJECT INFORMATION Project No.: 25-0017 Scale: 1" = 60' Date: 02-20-2026 Design By: SDS Drawn By: NSM Checked By: SDS	DESIGNTEK ENGINEERING, INC. CONSULTING, CIVIL ENGINEERING & LAND SURVEYING 9930 W. 190TH STREET, SUITE L MOKENA, ILLINOIS 60448 (708) 326-4961 FAX: (708) 326-4962 IL PROF. LIC. NO.: 184-003740	PRELIMINARY P.U.D. FOR COPPER RIDGE WEST LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	07-17-26	PER VILLAGE REVIEW	SDS

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PRELIMINARY P.U.D. - NORTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

SITE AREA DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92	ACRES
R.O.W. DEDICATION TO VILLAGE (DEVELOPED):	175,530 SQ. FT. OR 4.03	ACRES
R.O.W. DEDICATION TO VILLAGE (FUTURE):	1,683 SQ. FT. OR 0.04	ACRES
SINGLE FAMILY LOTS:	196,191 SQ. FT. OR 4.50	ACRES
MULTI FAMILY LOTS:	346,521 SQ. FT. OR 7.96	ACRES
OUT LOT A (OPEN SPACE & STORM WATER):	119,628 SQ. FT. OR 2.75	ACRES
OUT LOT A (UNDEVELOPED):	266,451 SQ. FT. OR 6.12	ACRES
OUT LOT B (OPEN SPACE):	68,577 SQ. FT. OR 1.57	ACRES
OUT LOT C (OPEN SPACE):	8,111 SQ. FT. OR 0.19	ACRES
OUT LOT D (OPEN SPACE & STORM WATER):	68,578 SQ. FT. OR 1.57	ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19	ACRES

GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 60 ft.

R-6 ZONING REQUIREMENTS

ZONING:	R-6	
MULTI-FAMILY UNITS:	63	
MULTI-FAMILY LOTS:	14	
SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	15'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	12,244 SF
MIN. LOT WIDTH:	80'	100'
MIN. LOT AREA PER UNIT:	3,000 SF	3,388 SF
LOT COVERAGE:	65% MAX.	65%

R-5A ZONING REQUIREMENTS

ZONING:	R-5A	
SINGLE-FAMILY LOTS:	19	
SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	10'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	9,600 SF
MIN. LOT WIDTH:	75'	80'
MIN. LOT AREA PER UNIT:	3,000 SF	9,600 SF
LOT COVERAGE:	65% MAX.	55.00%

SUMMARY TABLE OF R-6 LOT SIZES (INDIVIDUAL)

20	6,733	0.15
21	4,303	0.10
22	3,880	0.09
23	6,928	0.16
24	7,839	0.18
25	3,616	0.08
26	3,388	0.08
27	6,200	0.14
28	6,050	0.14
29	3,393	0.08
30	3,393	0.08
31	6,073	0.14
32	6,073	0.14
33	3,393	0.08
34	3,393	0.08
35	6,073	0.14
36	6,073	0.14
37	3,393	0.08
38	3,393	0.08
39	6,073	0.14
40	6,073	0.14
41	3,393	0.08
42	3,393	0.08
43	6,170	0.14
44	9,106	0.21
45	3,393	0.08
46	3,392	0.08
47	9,226	0.21
48	11,501	0.26
49	4,575	0.11
50	3,977	0.09
51	6,241	0.14
58	10,418	0.24
59	3,903	0.09
60	3,745	0.09
61	9,757	0.22
62	8,750	0.20
63	4,955	0.11
64	11,749	0.27
65	6,900	0.16
66	3,393	0.08
67	3,393	0.08
68	6,073	0.14

SUMMARY TABLE OF R-5A LOT SIZES

10	9,600	0.22
11	9,600	0.22
12	10,635	0.24
13	11,795	0.27
14	11,317	0.26
15	11,317	0.26
16	10,107	0.23
17	12,116	0.28
18	10,528	0.24
19	12,272	0.28

SUMMARY TABLE FOR R-6 LOT SIZES (PER BLDG.)

BLDG.	LOTS	SIZE (SQ. FT.)	SIZE (ACRE)
1	20–23	21,845	0.50
2	24–27	21,043	0.48
3	28–31	18,909	0.43
4	32–35	18,932	0.43
5	36–39	18,932	0.43
6	40–43	19,029	0.43
7	44–47	25,117	0.58
8	48–51	26,294	0.60
9	52–55	19,146	0.44
10	56–57	15,194	0.35
11	58–61	27,824	0.64
12	62–64	25,454	0.58
13	65–68	19,759	0.45
14	69–72	18,933	0.43
15	73–76	18,933	0.43
16	77–80	18,933	0.43
17	81–82	12,244	0.28
TOTALS	63 LOTS	346,521	7.96

OUTLOT A
396,079 S.F.
(9.0932 ACRES)

OUTLOT C
8,111 S.F.
(1.8620 ACRES)

OUTLOT D
68,578 S.F.
(1.5743 ACRES)

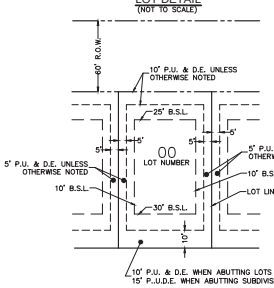
60' R.O.W. DEDICATION AREA
1,683 S.F.
(0.0386 ACRES)

N 58°54'23" E 704.91'
N 1°26'23" W 283.17'
S 1°25'13" E 1069.54'
N 39°01'35" W 1128.70'
N 88°41'16" E 611.91'
N 45°55'10" E 220.09'

ALBA COURT
ASPEN COURT
STREET 00

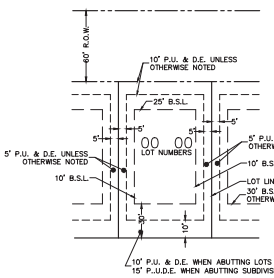
FOR CONTINUATION SEE SHEET #2

TYPICAL SINGLE FAMILY LOT DETAIL
(NOT TO SCALE)



1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

TYPICAL MULTI-FAMILY LOT DETAIL
(NOT TO SCALE)



1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

LOT DETAILS

3 OF 3	

PROJECT INFORMATION	
Project No.:	25-0017
Scale:	1" = 60'
Date:	02-20-2026
Design By:	SDS
Drawn By:	NSM
Checked By:	SDS

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

PRELIMINARY P.U.D.
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	07-17-26	PER VILLAGE REVIEW	SDS

Exhibit F
Elevations

Copper Ridge West Sample Townhome Elevations



Capri ~ Elevation A



Capri ~ Elevation B



Sorrento ~ Elevation A



Sorrento ~ Elevation B

BEECHEN&DILL HOMES

Copper Ridge West Sample Townhome Elevations



Sorrento ~ Elevation C



Sorrento ~ Elevation D



Sienna ~ Elevation A



Sienna ~ Elevation B

BEECHEN&DILL HOMES

Copper Ridge West Sample Townhome Elevations



Portofino ~ Elevation A



Portofino ~ Elevation B















Copper Ridge West Color Package

Luxury Ranch Townhome Exterior Selections

Shingles:
IKO Dynasty / Granite Black

Lap Siding:
LP 8” Lap Siding in Snowscape White

Vertical Siding (Per Plan):
LP Vertical Siding in Snowscape White

Brick:
Michigan Brick – Port Huron – Queen Size
with natural color mortar

Windows:
Single Hung Premium Vinyl Windows with full grilles
Black Exterior / White Interior

Garage Door:
Size: 16’ wide x 7’ tall
Style: Stamped Carriage House – Long Panel
Transom Windows on Top Row: Madison Window Style with Clear Glass windows
Color: White

Front Door:
Style: 8’ Masonite Fiberglass ¾ Lite Door with Pearl Privacy Glass
Color: SW9168 Tricorn Black
Door Hardware: Schlage J Series – Barcelona – Satin Nickel

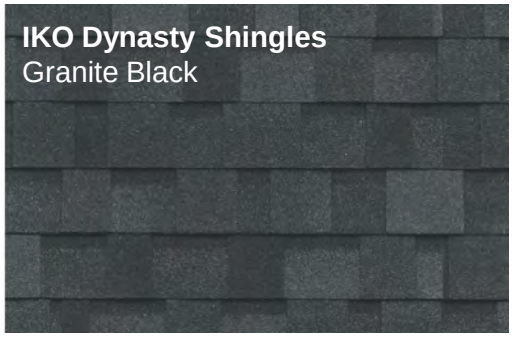
Sconce Lights:
Classic Package – 49894BK

LP Trim and Decorative Millwork:
LP Snowscape White

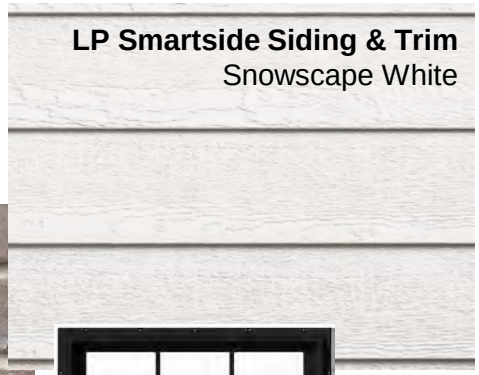
Window Shutters (Per Plan):
Black

Soffit, Facia, Gutters: White

Trex Decking for Lookout & Walk Out Lots:
Decking: Trex Enhance Naturals – Rocky Harbor
Railing: Trex Transcend Composite Railing – Charcoal Black



Copper Ridge West







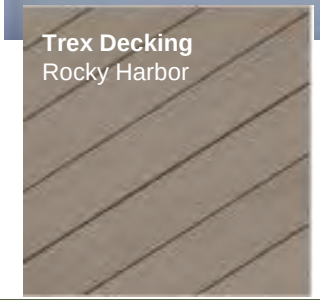


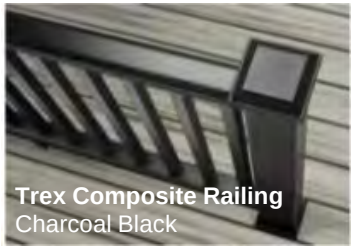
Barcelona Handleset
Satin Nickel











Sample Single Family Elevations









































Exhibit G

Long-Term Monitoring and Maintenance Plan

LONG-TERM MONITORING AND MAINTENANCE PLAN
COPPER RIDGE WEST
LEMONT, IL

04/15/2026

Prepared by:

Gary R. Weber Associates, Inc.
402 W. Liberty Drive
Wheaton, Illinois 60187
(630) 668-7197

LONG TERM MAINTENANCE PLAN

INTRODUCTION:

Open space areas within the property into two major categories; 1) Traditional Landscape Areas, 2) Naturalized Stormwater and Native Landscape Areas. A general Maintenance Schedule has been prepared for each of these areas as guidance for the owner. It is recommended to have the open space areas evaluated by a third-party professional to ensure that maintenance standards are upheld per the approved landscape plan and that maintenance costs are managed through an annual contracting and bidding process. All work shall be completed by a qualified professional.

The owner, tenant, and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping required by this ordinance or preserved under the provisions of this ordinance in good condition so as to present a healthy, neat, and orderly appearance. Specifically:

1. All plant growth in landscaped areas shall be controlled by pruning, trimming, or other suitable methods so that plant materials do not interfere with public utilities, restrict pedestrian or vehicular access, or otherwise constitute a traffic hazard; and
2. All planted areas shall be maintained in a relatively weed-free condition and clear of undergrowth; and
3. All trees, shrubs, ground covers, and other plant materials must be replaced if they die or become unhealthy because of accidents, drainage problems, disease, or other causes.

PART 1 – TRADITIONAL LANDSCAPE AREAS

The Traditional Landscape Areas shall be maintained by the installer until approved by the landscape architect, after which the Traditional Landscape Areas shall be maintained by the Owner. Basic maintenance is required in order to preserve the aesthetic value on a long-term basis. The table below outlines recommended annual maintenance activities. The maintenance standards for these activities are defined in Part 3 below.

Table 1. Recommended Annual Maintenance for Traditional Landscape Areas

TASK - VISITS	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	Notes
1.1 SPRING / FALL CLEAN-UP									
RAKING	X	X					X	X	Spring Cleanup be completed no later than 45 days from the start of contract. Fall Cleanup to be completed by the end of the contract.
DEBRIS REMOVAL	X	X					X	X	
MULCH CULTIVATION	X	X					X	X	
PLANT MONITORING	X	X					X	X	
1.2 LAWN MAINTENANCE									
MOWING	X	X	X	X	X	X	X	X	All turf to be cut on weekly basis or as
TRIMMING	X	X	X	X	X	X	X	X	
EDGING	X	X				X			

CLEAN-UP	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	necessary. Edging twice/year.
1.3 LAWN CARE									
FERTILIZATION	**X**	**X**				**X**			Turf to be reviewed by a qualified professional in late spring to determine if further treatments are necessary.
CRABGRASS CONTROL	**X**								
BROADLEAF WEED CONTROL	**X**	**X**							

TASK - VISITS	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	Notes
1.4 SHRUB MAINTENANCE									
PRUNING AND TRIMMING			**X**		**X**				Methods and timing of trimming shall conform to standard horticultural practices.
FERTILIZATION	**X**								
BED MAINTENANCE	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	
1.5 TREE MAINTENANCE									
PRUNING			**X**		**X**				Methods and timing of trimming shall conform to standard horticultural practices.
FERTILIZATION	**X**								
TREE RING MAINTENANCE	**X**	**X**				**X**			
1.6 GROUND COVER AND PERENNIAL FLOWER MAINTENANCE									
PRUNING AND TRIMMING			**X**		**X**				Groundcover trimmed twice per season. Perennials trimmed/removed in fall.
FERTILIZATION	**X**								
BED MAINTENANCE	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	

PART 2 – NATURALIZED STORMWATER AND NATIVE LANDSCAPE AREAS

The Naturalized Stormwater and Native Landscape Areas consist of constructed stormwater basins and naturalized buffer areas as shown on the Landscape Plan. Short-term maintenance performed by the initial landscape contractor includes all work outlined in plan specifications to install and establish the native areas. Performance standards included in the Plan should be achieved prior to turn-over. The Owner shall be responsible for the contracting maintenance of the Naturalized Areas in perpetuity once performance standards are met. Basic maintenance is required in order to preserve the aesthetic value and function of the naturalized areas on a long-term basis. The table below outlines recommended annual maintenance activities which may be applicable to the site. The maintenance standards are defined in Part 2 and 3 below.

Table 2. Recommended Annual Maintenance for Naturalized Stormwater and Native Landscape Areas

Task	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	Notes

2.1 General Maintenance / Clean Up									
SITE ASSESSMENT	**X**						**X**		Site is assessed in spring/fall to determine any changes or repairs needed.
DEBRIS REMOVAL	**X**	**X**						**X**	Removal of windblown debris.
INLET/OUTLET CLEANING	**X**		**X**		**X**			**X**	Removal of accumulated sediments in structures.

Task	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	Notes
2.2 Vegetation Maintenance									
WEED CONTROL		**X**				**X**			Spot spray as necessary.
NATIVE OVERSEEDING									As necessary with dormant seeding preferred
SIDE SLOPE MOWING		**X**							Side slopes should be mown mid-May
CATTAIL TREATMENT AND REMOVAL					**X**	**X**		**X**	Can be removed in winter during ice-over
ALGAE TREATMENT AND REMOVAL									As necessary
PRESCRIBED BURNS	**X**	**X**					**X**	**X**	

PART 3 - Long Term Management Requirements

3.1 Undesirable plant species will be controlled (as necessary) by mowing (including weed whipping), hand pulling, and/or spot herbicide application. Undesirable plant species consist of non-native, invasive species.

As the planted areas mature, required supplemental management will be significantly reduced. The plant communities will stabilize and be effectively managed through seasonal management.

- Mechanical Control: Mowing to prevent seed set of undesirable species and spot herbicide application are recommended when and where applicable. The timing and height of the mow depends on the species being controlled but typically is between 6-12 inches high. Contractor will use a rotary or flail mower to chop the cut material into fine pieces that will not smother

native plants. Hand pulling or digging of these species and woody undesirables can provide control if there are fewer than 100 plants.

- Chemical Control: Herbicides will be limited to specific problem areas with a dominance of plant species that do not respond well to prescribed burning and/or mechanical control measures. Herbicides shall be selectively applied by Illinois Department of Agriculture licensed operators or applicators. Only species for which mechanical controls are not appropriate should receive treatment with herbicides. Insecticides and Fungicides are not to be used.

- Overseeding is recommended to improve vegetative coverage by native species as necessary and increase coverage of particular species (i.e. increase flowers/forbs). Any area greater than 0.25 square-meter in size devoid of vegetation should be overseeded. Rake the soil to loosen and remove debris to ensure seed-to-soil contact. In emergent areas, re-planting should occur if half the emergent zone does not establish or survive.

3.2 Site assessments shall occur annually (or as needed) to document the success of the native communities.

3.3 The Native Basins shall meet the following approved performance standards for the life of the development."

1. A minimum of 75% of the planted species in the low-profile prairie and wet meadow, planting zones shall be alive and apparent. The emergent planting zone shall contain at least 50% coverage by native species.
2. There shall be no significant areas (greater than one square meter) on side slopes which are devoid of vegetation. The basin side slopes shall not contain significant rills or gullies and the basin shoreline shall not be severely cut as a result of erosion.
3. No more than 25% of any specific plant community shall be dominated by the following non-native or weedy species: Reed Canary Grass (*Phalaris arundinacea*), White Sweet Clover (*Melilotus alba*), Kentucky Blue Grass (*Poa pratensis*), Purple Loosestrife (*Lythrum salicaria*), Sandbar Willow (*Salix interior*), Common Reed (*Phragmites, Australis)*, Thistle sp (*Cirsium*), or Teasel (*Dipsaucus sp*.)
4. Typha sp. will be managed to no greater that 50% of the emergent area.

PART 4 - Maintenance Standards

Algae Treatment / Removal: Algae shall be chemically treated or raked by a qualified professional.

Bed Maintenance: Dead or injured limbs shall be removed from shrubs and trees as necessary. Debris shall be removed from beds and disposed of offsite.

Cattail Removal: Cattails will be left to stand until complete die-off is observed. At that time, cattails can be cut and removed from the site. This task is typically performed during the winter in ice over conditions in order to prevent damage to the side slopes.

Cattail Treatment: Cattails shall be treated with an aquatic safe version of glyophosphate herbicide (such as Rodeo™) towards the end of the growing season (August or September) so that the herbicide will translocate into the roots and effectively prevents regrowth.

Clean Up (Traditional): Clippings shall be removed from all paved surfaces. Debris shall be collected and disposed of offsite.

Debris Removal: The removal and legal disposal of wind-blown refuse from the open spaces.

Edging: Turf areas adjacent to walks, driveways and curbing will be mechanically edged monthly in a uniform manner. Shrub beds and tree rings shall be neatly and uniformly edged twice per year.

Fertilization: Fertilizer program shall be reviewed and adjusted annually to match site needs. Flags shall be posted throughout community following each application and removed as directed by the product label.

Inlet/Outlet Cleaning: Refuse, lawn clippings, and sediment carried by stormwater runoff shall be removed from the flared end sections associated with inlet and outlet storm structures.

Mowing (Native): Common Areas should be mowed at a height of 6" in mid-May to control annual weeds. Mowing height and frequency may be seasonally adjusted depending upon weather conditions in order to control annual weeds.

Mowing (Traditional): Turf shall be mowed weekly to a height of 3" from April through November, or as needed. No more than 1/3 of the grass blade is to be removed per cutting. Mowing height may be seasonally adjusted depending upon weather conditions in order to reduce stress and promote healthy turf. Mowing patterns shall be altered on a weekly basis wherever possible.

Plant Monitoring: All traditional landscape plantings shall be evaluated twice per year to determine if any plants are dead or in poor health. The Homeowner's Association shall be notified of any recommended action with the estimated costs of the work.

Prescribed Burn: A prescribed burn shall be completed by an Illinois Prescribed Burn Manager. A program shall be submitted to the Homeowner's Association for approval prior to any action. No prescribed burn shall be competed within close proximity of a residence.

Pruning (Perennials, Grasses, & Groundcovers): Grasses shall be trimmed back in early spring. Groundcover shall be trimmed twice per year to maintain a neat appearance. All pruning debris shall be disposed of offsite.

Pruning (Shrubs): Shrubs shall be shaped and thinned to allow for its natural form and habit. Shrubs will be pruned two times per year so as not to interfere with flowering.

Pruning (Trees): All shade and ornamental trees shall be pruned or evaluated for pruning at least once per year. Light pruning and the removal of deadwood can be done during the latter part of the growing season. If more extensive pruning is necessary, winter pruning is preferred. The purpose is to maintain proper form, remove dead wood and to promote overall tree health. Pruning shall conform to standard horticultural practices and be done in such a way as to not interfere with blooming of ornamental trees.

Trees over 6” in DBH will not be pruned other than removal of low branches hazardous to pedestrian traffic or any sucker growth that may occur.

Side Slope Mowing: The side slopes of the basin are planted with a native seed mix. The side slopes should be mowed at a height of 6” in mid-May to control annual weeds. Mowing height and frequency may be seasonally adjusted depending upon weather conditions in order to control annual weeds and promote the establishment of native vegetation.

Site Assessment: A site assessment consists of an on-site inspection to evaluate the condition of the vegetation, inlets, outlets, and any erosion problems. The assessment includes a brief report outlining the overall basin condition and any necessary actions (i.e. gully repair, over seeding, etc.) that may be outside of the standard maintenance program.

Tree Ring, Edging, and Mulch Maintenance: All tree rings containing soil or mulch shall be cultivated and edged three (3) times per year to maintain a fresh appearance. Mulch shall be added as necessary and kept 3” form tree trunks and shall not be mounded. Tree rings shall be kept weed and free through hand weeding and/or spot spraying. A granular pre-emergent herbicide may be used to aid in weed control. Any tree suckers or seedlings should also be removed from tree rings.

Weed Control: Annual weeds and perennial weeds can be spot sprayed as necessary as determined by annual site assessment.

Part 5 - Prohibited Activities

This section outlines various activities restricted or prohibited within areas of naturalized landscaping except as needed to achieve and maintain a naturalized landscape consistent with the approved plan as directed by a natural landscape maintenance specialist.

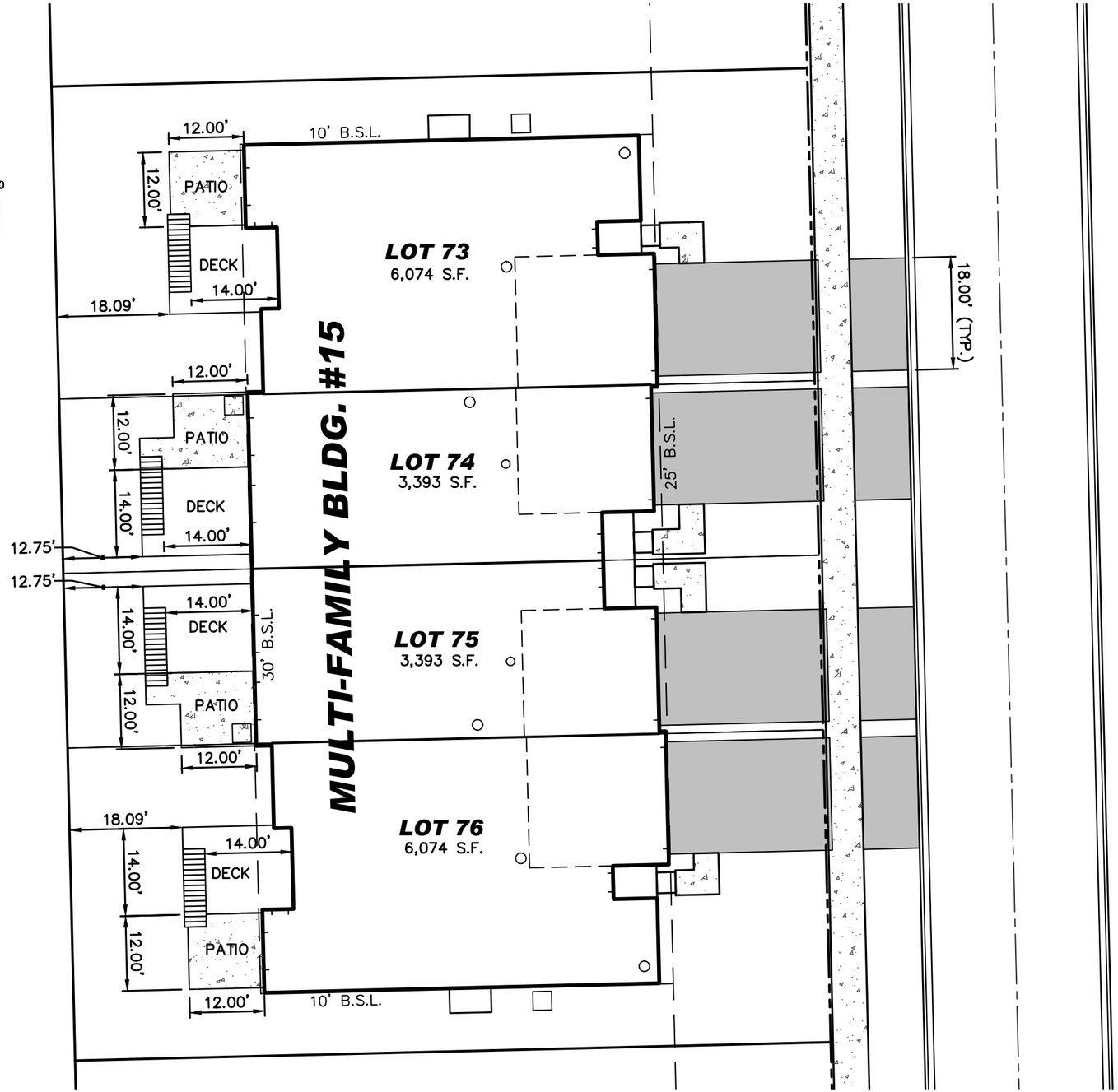
- Dumping of yard waste or debris
- Replacement of approved vegetation with non-approved materials or non-native vegetation
- Construction or placement of structures including but not limited sheds, signs, playgrounds, patios, etc
- Mowing other than for meeting specific management goals
- Removal or destruction of trees or plants, draining, plowing, removal of topsoil, or other materials

Exhibit H

Lot Coverage Exhibit

MULTI-FAMILY: BLDG. #15
LOT COVERAGE EXHIBIT

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.



R-6 ZONING

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	15'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	12,244 SF
MIN. LOT WIDTH:	80'	100'
MIN. LOT AREA PER UNIT:	3,000 SF	3,388 SF
LOT COVERAGE:	65% MAX.	65%

LOT COVERAGE

GROSS LOT AREA:	18,933	S.F.
FOUNDATION:	8,382	S.F.
COVERED PORCHES (FRONT):	151	S.F.
SIDEWALKS, STOOPS & STEPS (FRONT):	214	S.F.
CONCRETE PATIOS (REAR):	604	S.F.
WOOD DECKS & STEPS (REAR):	1,000	S.F.
DRIVEWAYS:	1,856	S.F.
GROSS TOTAL IMPERVIOUS AREA:	12,207	S.F.
GROSS LOT COVERAGE:	12,207 / 18,933 = 64.47%	
ADDITIONAL ALLOWABLE IMPERVIOUS (65% MAX.):	= 99	S.F.
PROPOSED BUILDING COVERAGE:	8,533 / 18,933 = 45.07%	
TOTAL DRIVEWAY IN R.O.W.:	720	S.F.
WALK IN R.O.W.:	781	S.F.

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

REVISION

TYPICAL MULTI-FAMILY LOT
COPPER RIDGE WEST
LEMONT, ILLINOIS

DETAILED GRADING PLAN

DRAWN	CHECKED	PROJECT NO.
NSM	SDS	25-0017
DATE: 04-15-26		SHEET 1
SCALE: 1" = 20'		OF 1

L:\Projects\2025\25-0017\Engineering\DWG\Preliminary\25-0017 PE.dwg Plot Date:4/15/2026 1:52:26 PM By:nmeske

MULTI-FAMILY: LOTS #73-76
LOT COVERAGE EXHIBIT

LOT COVERAGE BUILDING #15 (LOT 73):

LOT #73 AREA:	6,074 S.F.
FOUNDATION:	2,444 S.F.
PORCH (FRONT):	37 S.F.
SIDEWALK, STOOP & STEPS (FRONT):	48 S.F
WOOD DECK & STEPS (REAR):	248 S.F.
CONCRETE PATIO (REAR):	138 S.F.
DRIVEWAY:	455 S.F.
TOTAL IMPERVIOUS AREA LOT #73:	3,370 S.F.
LOT COVERAGE:	3,370/6,074 = 55.48%
ADDITIONAL ALLOWABLE IMPERVIOUS (65% MAX.):	= 578 S.F.
DRIVEWAY APRON AREA IN R.O.W.:	180 S.F.

LOT COVERAGE BUILDING #15 (LOT 74):

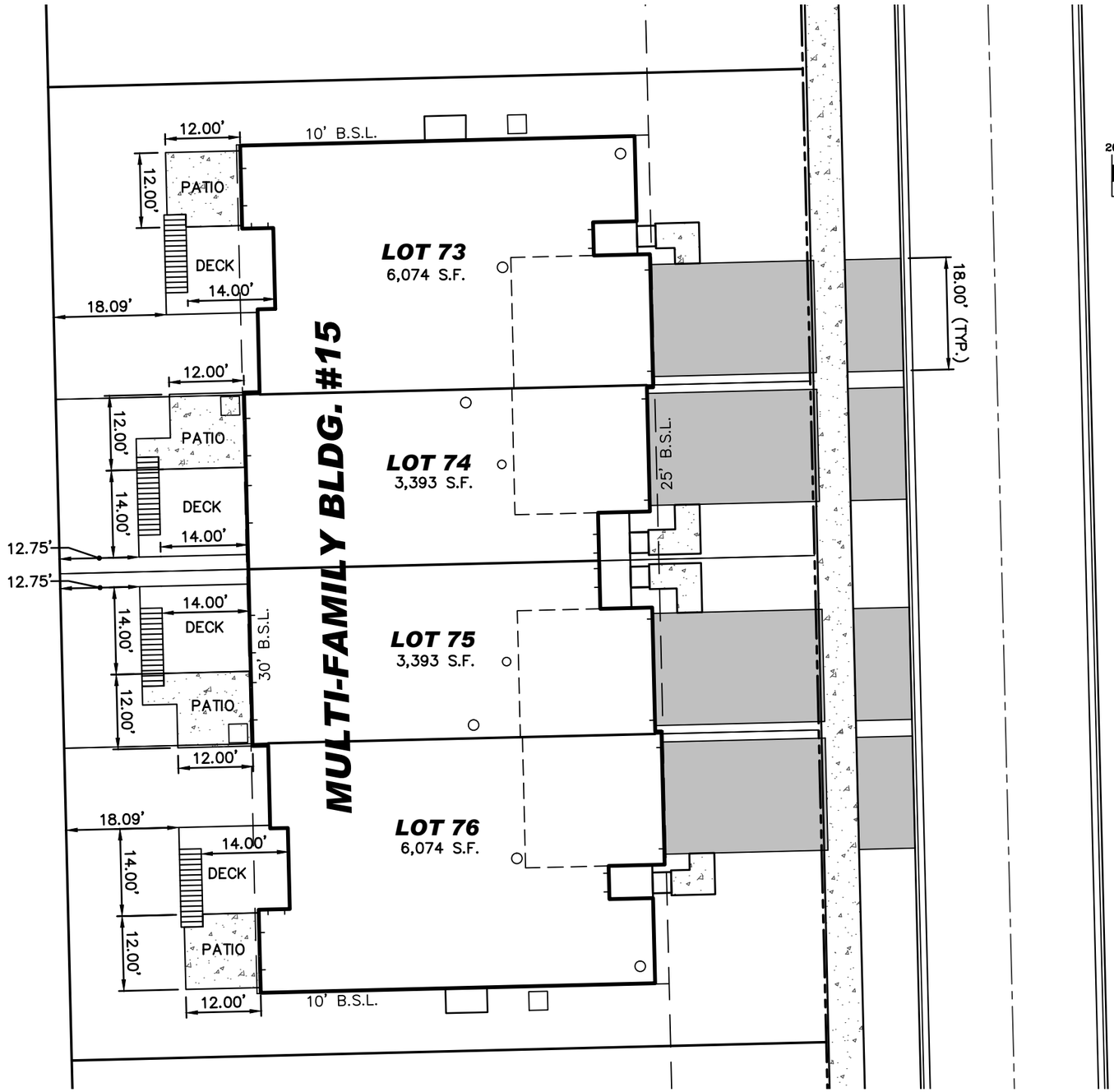
LOT #74 AREA:	3,393 S.F.
FOUNDATION:	1,747 S.F.
PORCH (FRONT):	38 S.F.
SIDEWALK, STOOP & STEPS (FRONT):	59 S.F
WOOD DECK & STEPS (REAR):	252 S.F.
CONCRETE PATIO (REAR):	164 S.F.
DRIVEWAY:	473 S.F.
TOTAL IMPERVIOUS AREA LOT #74:	2,733 S.F.
LOT COVERAGE:	2,733/3,393 = 80.55%
ADDITIONAL ALLOWABLE IMPERVIOUS (65% MAX.):	= −528 S.F.
DRIVEWAY APRON AREA IN R.O.W.:	180 S.F.

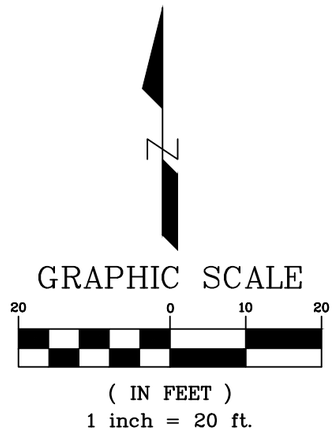
LOT COVERAGE BUILDING #15 (LOT 75):

LOT #75 AREA:	3,393 S.F.
FOUNDATION:	1,747 S.F.
PORCH (FRONT):	39 S.F.
SIDEWALK, STOOP & STEPS (FRONT):	59 S.F
WOOD DECK & STEPS (REAR):	252 S.F.
CONCRETE PATIO (REAR):	164 S.F.
DRIVEWAY:	473 S.F.
TOTAL IMPERVIOUS AREA LOT #75:	2,734 S.F.
LOT COVERAGE:	2,734/3,393 = 80.58%
ADDITIONAL ALLOWABLE IMPERVIOUS (65% MAX.):	= −529 S.F.
DRIVEWAY APRON AREA IN R.O.W.:	180 S.F.

LOT COVERAGE BUILDING #15 (LOT 76):

LOT #76 AREA:	6,074 S.F.
FOUNDATION:	2,444 S.F.
PORCH (FRONT):	37 S.F.
SIDEWALK, STOOP & STEPS (FRONT):	48 S.F
WOOD DECK & STEPS (REAR):	248 S.F.
CONCRETE PATIO (REAR):	138 S.F.
DRIVEWAY:	455 S.F.
TOTAL IMPERVIOUS AREA LOT #76:	3,370 S.F.
LOT COVERAGE:	3,370/6,074 = 55.48%
ADDITIONAL ALLOWABLE IMPERVIOUS (65% MAX.):	= 578 S.F.
DRIVEWAY APRON AREA IN R.O.W.:	180 S.F.





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(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO: 184-003740

REVISION

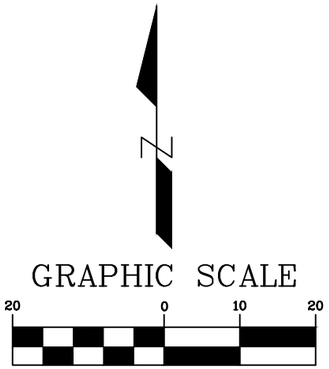
TYPICAL MULTI-FAMILY LOT
COPPER RIDGE WEST
LEMONT, ILLINOIS

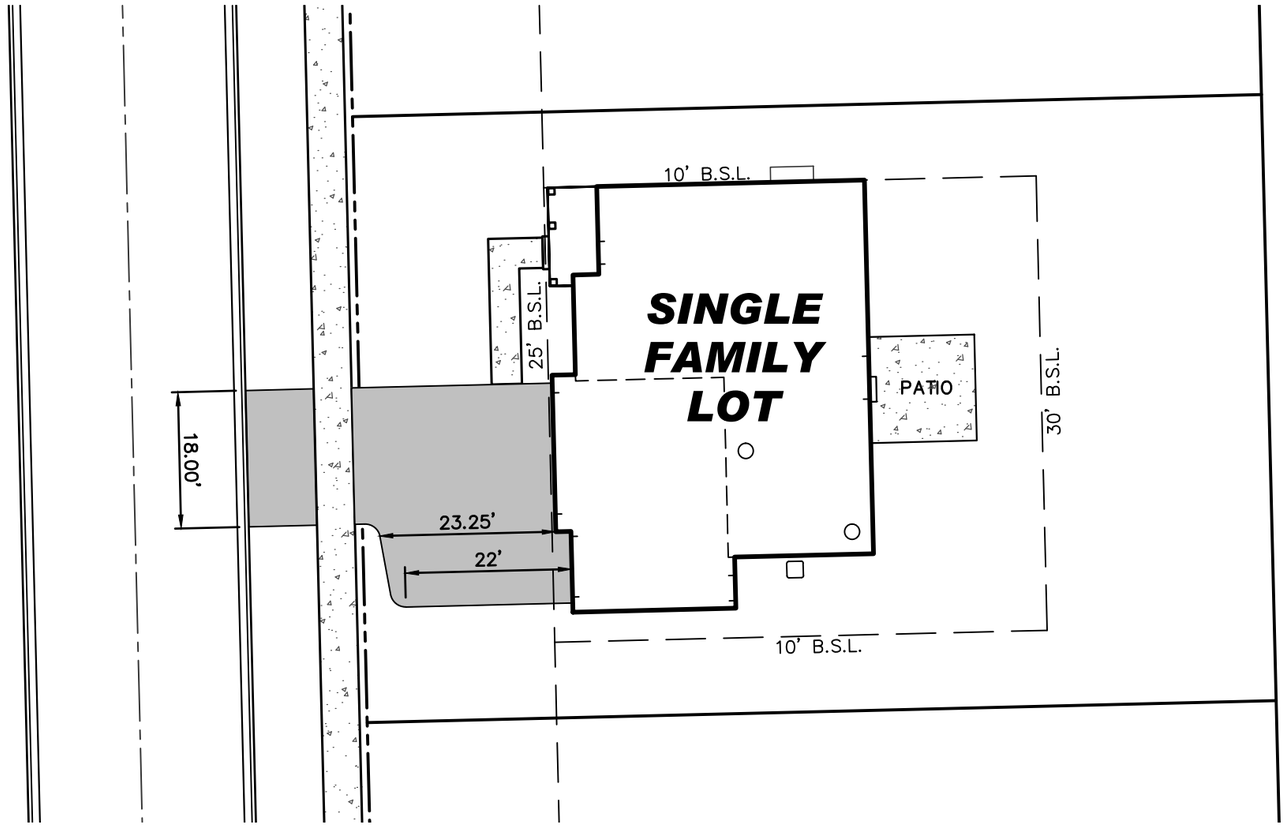
DETAILED GRADING PLAN

DRAWN	CHECKED	PROJECT NO.
NSM	SDS	25-0017
DATE: 04-15-26		SHEET 1
SCALE: 1" = 20'		OF 1

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SINGLE-FAMILY: VARIANCE OPTION
LOT COVERAGE EXHIBIT





R-5A ZONING

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	10'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	9,600 SF
MIN. LOT WIDTH:	75'	80'
MIN. LOT AREA PER UNIT:	3,000 SF	9,600 SF
LOT COVERAGE:	65% MAX.	55.00%

LOT COVERAGE

GROSS LOT AREA:	9,600	S.F.
FOUNDATION:	2,085	S.F.
COVERED PORCH (FRONT):	80	S.F.
SIDEWALK & STEPS (FRONT):	93	S.F.
CONCRETE PATIO & STOOP (REAR):	196	S.F.
DRIVEWAY:	729	S.F.
GROSS TOTAL IMPERVIOUS AREA:	3,183	S.F.
GROSS LOT COVERAGE:	3,183 S.F./9,600 = 33.16%	
ADDITIONAL ALLOWABLE IMPERVIOUS (65% MAX.):	= 3,057 S.F.	
PROPOSED BUILDING COVERAGE:	2,165 / 9,600 = 22.55%	
TOTAL DRIVEWAY IN R.O.W.:	180	S.F.
WALK IN R.O.W.:	80	S.F.

FRONT YARD COVERAGE (FRONT SETBACK TO PROP. LINE):

GROSS FRONT YARD AREA:	2,000 S.F.
SIDEWALK AREA:	91 S.F.
DRIVEWAY AREA:	695 S.F.
TOTAL IMPERVIOUS AREA:	786 S.F.
GROSS COVERAGE PERCENTAGE:	39.30%
ALLOWABLE COVERAGE:	36.00%

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

REVISION

TYPICAL SINGLE-FAMILY LOT
COPPER RIDGE WEST
LEMONT, ILLINOIS

DETAILED GRADING PLAN

DRAWN	CHECKED	PROJECT NO.
NSM	SDS	25-0017
DATE: 04-15-26		SHEET 1
SCALE: 1" = 20'		OF 1

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Exhibit I

Preliminary Stormwater Management Report

DESIGNTEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
PHONE: (708) 326-4961
FAX: (708) 326-4962

PRELIMINARY STORMWATER MANAGEMENT REPORT

FOR

COPPER RIDGE WEST
LEMONT, ILLINOIS

Submittal #2

Prepared For:

Teton Development, LLC
1536 128th Street
Lemont, Illinois 60439
(630) 920-9430

February 18, 2026
Revised April 15, 2026

TABLE OF CONTENTS

Summary

Volume Control:
Required & Provided Calculations

Detention:
Composite CN Calculations – Entire Proposed Site
Adjusted CN Calculations – Entire Proposed Site

Tc Calculations – Area Tributary to Pond 01
Proposed Stage Storage Table – Pond 01 Proposed Detention Volume
Tc Calculations – Area Tributary to Pond 02
Proposed Stage Storage Table – Pond 02 Proposed Detention Volume

TR20 Input & Output – Detention Model for Ponds 01 & 02

SUMMARY

Copper Ridge West is a 28.92-acre parcel in total area. Of the 28.92 acres, 0.16 acres will be dedicated to the ROW of 143rd Street to the north, 0.02 acres will be dedicated to the ROW of Wolf Road to the west, and 1.45 acres will be Outlots (open space / stormwater management). Of the 28.92 acres, 22.8 acres will drain to the stormwater management facilities being proposed on Outlot A (Pond 01) in the north area of the site and Outlot D (Pond 02) in the northeast area of the site. Areas not tributary to the detention basin will be listed in Schedule K of the MWRDGC forms and will be planted with native vegetation.

The proposed scope of the project includes 17 multi-family lots and 19 single-family lots, for a total of 82 units. The project is located at 16453 Alba Street.

FIRM maps indicate that no regulatory floodplain exists on the site, or immediately adjacent to the site.

VCBMP:

There are two stormwater management facilities being proposed. The total proposed impervious area within the development is 10.07 acres and the required MWRD volume control storage has been calculated to be 0.84 ac-ft. This volume is proposed as surface storage in both facilities. Pond 01 (elevations 701.00-702.00) is proposed to have a volume of 0.36 ac-ft, and Pond 02 (elevations 684.00-685.00) is proposed to have a volume of 0.48 ac-ft, for a total proposed surface storage volume of 0.84 ac-ft. Detailed breakdowns per facility will be provided at time of final engineering.

DETENTION:

Pond 01 in Outlot D requires storage in the amount of 3.35 ac-ft with a tributary area of 8.99 acres, this occurs at a HWL of 707.68. The pond has a 1.35 cfs allowable release rate for the 100-year event, as designed the release rate will be 1.33 cfs. Pond 02 in Outlot A requires storage in the amount of 5.21 ac-ft with a tributary area of 13.81 acres, this occurs at a HWL of 689.73. The pond has a 2.07 cfs allowable release rate for the 100-year event, as designed the release rate will be 2.05 cfs.

Design is based on MWRDGC WMO requirements. Calculated curve number for areas tributary to the basins was determined to be 86. The adjusted curve number of 82 was used for detention sizing requirements.

Weir will be sized to convey the peak inflow into the facility including any offsite flows. The weirs will be sized in accordance with the MWRDGC WMO and appropriate Village of Lemont UDO sections. Typically, weir flow and weir length will be predicated on a maximum overflow of one foot, with the weir length being sized to maintain that maximum depth of flow.

Separate CN's will be calculated for each basin and each basin modelled accordingly as part of the final storm water design and report.

DISHARGE AND OFFSITE IMPACTS:

All storm water facilities will be designed in accordance with MWRDGC WMO and Village of Lemont UDO requirements. Storm water will discharge at the existing natural drainage points from the site. Both storm water facilities will discharge to the natural existing ravines located onsite. These ravines currently collect all storm water runoff from the existing property. No discharges will be directed toward Illinois Toll Road I-355. Analysis of existing versus proposed discharges will be provided as needed during final design. It is anticipated that all peak discharges from the site will be reduced due to the required storm water discharge rate of 0.15 cfs/acre being met as part of the Final design. This will ultimately reduce the peak runoff from the site to rates that are below existing, thereby negating any possible negative impacts to downstream properties.

VOLUME CONTROL:

Copper Ridge West - Lemont, IL

2026-02-19

VOLUME CONTROL CALCULATIONS - VOLUME REQUIRED		
New Impervious Area	**10.07**	Acres
New Impervious Area	438768.00	Sq-Ft
Volume Required	1 inch/sq-ft	
Volume (cu-ft)	36564.00	Cu-Ft
Volume (ac-ft)	0.84	Ac-Ft

VOLUME CONTROL CALCULATIONS - VOLUME PROVIDED		
Pond 01		
Avg Area 696.00 & 696.60 Contours	**15780.50**	Sq-Ft
Excludes sedimentation area - Depth > 1.0'		
Pond Bottom Elevation	701.00	
Outlet Elevation	702.00	
Depth of VCBMP	1.00	
Volume	15780.50	Cu-Ft
Volume Provided (Ac-Ft)	0.36	Ac-Ft
Pond 02		
Avg Area 696.00 & 696.60 Contours	**20833.50**	Sq-Ft
Excludes sedimentation area - Depth > 1.0'		
Pond Bottom Elevation	683.00	
Outlet Elevation	684.00	
Depth of VCBMP	1.00	
Volume	20833.50	Cu-Ft
Volume Provide	0.48	Ac-Ft
Total Volume Provided (Ac-Ft)	**0.84**	**Ac-Ft**

DETENTION:

Worksheet 2: Runoff Curve Number

Copper Ridge West **DEI Project No. 21-0011**

Project: Copper Ridge West By: AJS Date: 2/19/2026

Location: Lemont, Illinois Chkd: SDS Date: 2/19/2026

Conditions (i.e. Present / Developed): Total Site CN - tributary to Detention Areas
Revised:

Runoff Curve Number (CN)

Soil Name and Hydrologic Group (Appendix A)	Cover Description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN* Table 2-2	CN* Fig. 2-3	CN* Fig. 2-4	Area ☑ acres ☐ mi² ☐ %	Product of CN x Area
C	Roads & Curbs	98			3.085	302.313
	Sidewalks and Driveway Aprons					
C	PERVIOUS	74			11.655	862.477
C	Path in Park	98			0.015	1.438
C	Single Family Lots - Based on 55% Coverage	98			2.477	242.762
C	Multi-Family Lots	98			4.496	440.615
	Buildings, Decks, Driveways & Walks					
C	NWL	100			1.072	107.218
				Totals =	22.800	1,956.822

* Use only one CN source per line.

$$\text{CN (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{1{,}956.82}{22.8000} = 85.826 \text{ ; use CN} = \boxed{86}$$

L:\Projects\2025\25-0017\Engineering\Storm Water\Detention\25-0017 CN Tables.xls

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: Copper Ridge West **PERMIT NUMBER:**

LOCATION: Lemont, IL **DATE:** 2/19/2026

DEVELOPMENT INFORMTION

1.	Area Detained, *A*	22.800	acres
2.	Total Impervious Area	10.070	acres
3.	Composite CN	86.00	
4.	Volume Control Storage Provided, VC_P	0.840	ac-ft
5.	Depth of Rainfall, *P*	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	1.63	inches
7.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	6.88	inches
8.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	13.08	ac-ft

VOLUME CONTROL STORAGE

9.	Volume Control Storage Required, VC_R	0.839	ac-ft
10.	Additional Volume Control Storage Provided	0.001	ac-ft

ADJUSTED RUNOFF VOLUME

11.	Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	12.241	ac-ft
12.	Adjusted Runoff Depth, Q_{ADJ}		6.44	inches
13.	Adjusted Maximum Retention, S_{ADJ}		2.15	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14.	Adjusted Runoff Curve Number, CN_{ADJ}	82.33	

Worksheet 3: Time of Concentration (T_c) or Travel Time (T_t)

Project: Copper Ridge West By: AJS Date: 2/12/2026

Location: Lemont Chkd: SDS Date: 2/12/2026

Conditions (i.e. Present / Developed): Proposed - Area Tributary to Pond 01

NOTES: Space for as many as two segments per flow type can be used for each worksheet.
Include a map, schematic, or description of flow segments.

Sheet Flow: (Applicable to T_c only)		Segment ID	AB				
1	Surface Description (Table 3-1)		grass				
2	Manning's Roughness Coeff., '**n**' (Table 3-1)		0.24				
3	Flow Length, **L** (Total < 300 ft)	ft	100				
4	Two-year, 24-hour Rainfall, P_2	in	3.34		3.34		
5	Land slope, **S**	ft / ft	0.0200		0.0200		
6	$T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}S^{0.4}}$ Compute T_t	hr	0.23	+	0.00	=	0.23

Shallow Concentrated Flow:		Segment ID	CD				
7	Surface Description (paved or unpaved)		unpaved				
8	Flow Length, **L**	ft	0				
9	Watercourse slope, **S**	ft / ft	0.0200		0.0200		
10	Average Velocity, **V** (Figure 3-1)	ft / s	2.3		2.3		
11	$T_t =$ **L** / 3600**V** Compute T_t	hr	0.00	+	0.00	=	0.00

Channel Flow:		Segment ID					
12	Cross Sectional Flow Area, **a**	ft^2					
13	Wetted Perimeter, p_w	ft					
14	Hydraulic Radius, **R** = **a**/p_w	ft					
15	Channel Slope, **S**	ft / ft					
16	Manning's Roughness Coeff., '**n**'						
17	**V** = [1.49$R^{2/3}S^{1/2}$]/**n**	ft / s	3		3		
18	Flow Length, **L**	ft	1144		0		
19	$T_t =$ **L** / 3600**V** Compute T_t	hr	0.11	+	0.00	=	0.11
20	Watershed or Subarea T_c or T_t (add T_t in steps 6, 11, and 19)	hr					**0.34**

STAGE - STORAGE - DISCHARGE TABLES (Pond 01)

Copper Ridge West - Lemont **DEI Project No. 25-0017**

Date: 02/10/26
Revised:

1) Tributary Areas:

Onsite Tributary Area:	8.99	acres	=	0.0140	square miles
Offsite Tributary Area:		acres	=	0.0000	square miles
Total Tributary Area:	**8.99**	acres	=	**0.0140**	square miles

2) Curve Numbers: See attached Worksheet 2 for each area.

3) Time of Concentration: See attached Worksheet 3 for each area.

4) Proposed Discharge:

Notes	Elevation	Orifice 2-yr Flow (cfs)	Orifice 100-yr Flow (cfs)	Weir Flow (cfs)	Total Flow (cfs)
RESTRICTOR INV	701.70				0.00
NWL	702.00	0.00	0.18		0.18
	703.00	0.00	0.58		0.58
	704.00	0.00	0.80		0.80
	705.00	0.00	0.97		0.97
	706.00	0.00	1.12		1.12
	707.00	0.00	1.25		1.25
HWL	707.68	0.00	1.33		1.33
	708.00	0.00	1.37		1.37
WEIR	708.50	0.00	1.42	0.00	1.42
	709.00	0.00	1.47	31.82	33.29

Allowable Release Rates:
2-year = **0.36** cfs (at 0.04 cfs / acre)
100-year = **1.35** cfs (at 0.15 cfs / acre)

Orifice Flow (2-year)
C = 0.61 Invert of Orifice = 701.70
Dia.= 0.0000 inches Centerline of Orifice = 701.70
Area = 0.000 sq. feet

Orifice Flow (100-year)
C = 0.61 Invert of Orifice = 701.70
Dia.= 4.5500 inches Centerline of Orifice = 701.89
Area = 0.113 sq. feet

Weir Flow (rectangular):

C = 3.0
Length = 30 feet
Elevation = **708.50**

5) Pond Storage:

Pond Storage - Pond 01:

Notes	Pond Elev. (Ft.)	Area (SF)	Depth (Ft.)	Vol. (CF)	Vol. (Ac. Ft.)	Cumulative Vol. (Ac. Ft.)
VC Bottom	701.00	14,420				0.00
	701.20	14,964	0.2	2,938	0.07	0.07
	701.30	15,236	0.1	1,510	0.03	0.10
	701.40	15,508	0.1	1,537	0.04	0.14
	701.50	15,781	0.1	1,564	0.04	0.17
VC HWL	702.00	17,141	0.5	8,228	0.19	0.36
NWL	702.00	17,141				0.00
	703.00	19,962	1.0	18,534	0.43	0.43
	704.00	22,884	1.0	21,406	0.49	0.92
	705.00	25,907	1.0	24,380	0.56	1.48
	706.00	29,030	1.0	27,454	0.63	2.11
	707.00	32,254	1.0	30,628	0.70	2.81
HWL	707.68	36,820	0.7	23,468	0.54	3.35
	708.00	38,968	0.3	12,124	0.28	3.63
	708.50	40,695	0.5	19,914	0.46	4.08
	709.00	43,058	0.5	20,935	0.48	4.56

Worksheet 3: Time of Concentration (T_c) or Travel Time (T_t)

Project: Copper Ridge West By: AJS Date: 2/12/2026

Location: Lemont Chkd: SDS Date: 2/12/2026

Conditions (i.e. Present / Developed): Proposed - Area Tributary to Pond 02

NOTES: Space for as many as two segments per flow type can be used for each worksheet.
Include a map, schematic, or description of flow segments.

Sheet Flow: (Applicable to T_c only)		Segment ID	AB				
1	Surface Description (Table 3-1)		grass				
2	Manning's Roughness Coeff., '**n**' (Table 3-1)		0.24				
3	Flow Length, **L** (Total < 300 ft)	ft	100				
4	Two-year, 24-hour Rainfall, P_2	in	3.34		3.34		
5	Land slope, **S**	ft / ft	0.0200		0.0200		
6	$T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}S^{0.4}}$ Compute T_t	hr	0.23	+	0.00	=	0.23

Shallow Concentrated Flow:		Segment ID	CD				
7	Surface Description (paved or unpaved)		unpaved				
8	Flow Length, **L**	ft	0				
9	Watercourse slope, **S**	ft / ft	0.0200		0.0200		
10	Average Velocity, **V** (Figure 3-1)	ft / s	2.3		2.3		
11	$T_t =$ **L** / 3600**V** Compute T_t	hr	0.00	+	0.00	=	0.00

Channel Flow:		Segment ID					
12	Cross Sectional Flow Area, **a**	ft^2					
13	Wetted Perimeter, p_w	ft					
14	Hydraulic Radius, **R** = **a**/p_w	ft					
15	Channel Slope, **S**	ft / ft					
16	Manning's Roughness Coeff., '**n**'						
17	**V** = [1.49$R^{2/3}S^{1/2}$]/**n**	ft / s	3		3		
18	Flow Length, **L**	ft	1354		0		
19	$T_t =$ **L** / 3600**V** Compute T_t	hr	0.13	+	0.00	=	0.13
20	Watershed or Subarea T_c or T_t (add T_t in steps 6, 11, and 19)	hr					**0.36**

STAGE - STORAGE - DISCHARGE TABLES (Pond 02)

Copper Ridge West - Lemont **DEI Project No. 25-0017**

Date: 02/10/26
Revised:

1) Tributary Areas:

Onsite Tributary Area:	13.81	acres	=	0.0216	square miles
Offsite Tributary Area:	0.00	acres	=	0.0000	square miles
Total Tributary Area:	**13.81**	acres	=	**0.0216**	square miles

2) Curve Numbers: See attached Worksheet 2 for each area.

3) Time of Concentration: See attached Worksheet 3 for each area.

4) Proposed Discharge:

Notes	Elevation	Orifice 2-yr Flow (cfs)	Orifice 100-yr Flow (cfs)	Weir Flow (cfs)	Total Flow (cfs)
RESTRICTOR INV	683.71				0.00
NWL	684.00	0.00	0.20		0.20
	685.00	0.00	0.88		0.88
	686.00	0.00	1.22		1.22
	687.00	0.00	1.49		1.49
	688.00	0.00	1.72		1.72
	689.00	0.00	1.92		1.92
HWL	689.73	0.00	2.05		2.05
	690.00	0.00	2.10		2.10
	690.50	0.00	2.18	0.00	2.18
	691.00	0.00	2.26	31.82	34.08

Allowable Release Rates:
2-year = **0.55** cfs (at 0.04 cfs / acre)
100-year = **2.07** cfs (at 0.15 cfs / acre)

Orifice Flow (2-year)
C = 0.61 Invert of Orifice = 683.71
Dia.= 0.0000 inches Centerline of Orifice = 683.71
Area = 0.000 sq. feet

Orifice Flow (100-year)
C = 0.61 Invert of Orifice = 683.71
Dia.= 5.6500 inches Centerline of Orifice = 683.95
Area = 0.174 sq. feet

Weir Flow (rectangular):

C = 3.0
Length = 30 feet
Elevation = **690.50**

5) Pond Storage:

Pond Storage - Pond 03:

Notes	Pond Elev. (Ft.)	Area (SF)	Depth (Ft.)	Vol. (CF)	Vol. (Ac. Ft.)	Cumulative Vol. (Ac. Ft.)
VC Bottom	683.00	12,104				0.00
	683.20	15,596	0.2	2,763	0.06	0.06
	683.30	17,342	0.1	1,646	0.04	0.10
	683.40	19,088	0.1	1,821	0.04	0.14
	683.50	20,834	0.1	1,995	0.05	0.19
VC HWL	684.00	29,563	0.5	12,536	0.29	0.48
NWL	684.00	29,563				0.00
	685.00	32,908	1.0	31,221	0.72	0.72
	686.00	36,363	1.0	34,621	0.79	1.51
	687.00	39,945	1.0	38,140	0.88	2.39
	688.00	43,654	1.0	41,786	0.96	3.35
	689.00	47,485	1.0	45,556	1.05	4.39
HWL	689.73	50,369	0.7	35,711	0.82	5.21
	690.00	51,435	0.3	13,743	0.32	5.53
	690.50	53,440	0.5	26,217	0.60	6.13
	691.00	55,444	0.5	27,219	0.62	6.75

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*                                  * HMVersion    :  3.40                     *
*              TR 20               * Date         :  2/12/**                  *
*                                  * Time         : 17:50:50                  *
*    Project Formulation Hydrology * Input file   : PEPONDS3.t20              *
*                                  * Output file  : PEPONDS3.out              *
*                                  *                                          *
*                                  *                                          *
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25-0017
Copper Ridge West
Pond Sizing

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 x     x     x       x   x   x x
 x     xxxxxx      x     x  x  x
 x     x   x     x       x x   x
 x     x    x   x        xx    x
  x     x     x  xxxxxxx   xxxxx
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:::  Full Microcomputer Implementation   :::
:::                 by                   :::
:::        Haestad Methods, Inc.         :::
:::                                      :::
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37 Brookside Road * Waterbury, Connecticut 06708 * (203) 755-1666

```
******************80-80 LIST OF INPUT DATA FOR TR-20 HYDROLOGY******************

JOB TR-20                                          SUMMARY   NOPLOTS
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 5 RAINFL 6                  0.04167
 8                  0.00      0.0836      0.1773      0.2811      0.3833    Huff
 8                0.4745      0.5550      0.6225      0.6722      0.7082     1st
 8                0.7417      0.7697      0.7981      0.8255      0.8518  Quart.
 8                0.8740      0.8947      0.9117      0.9270      0.9403
 8                0.9536      0.9656      0.9774      0.9885        1.00
 9 ENDTBL
 5 RAINFL 7                  0.04167
 8                  0.00      0.0229      0.0482      0.0778      0.1133    Huff
 8                0.1579      0.2139      0.2841      0.3644      0.4529     2nd
 8                0.5435      0.6238      0.6976      0.7548      0.8038  Quart.
 8                0.8470      0.8781      0.9022      0.9217      0.9381
 8                0.9529      0.9657      0.9774      0.9884        1.00
 9 ENDTBL
 5 RAINFL 8                  0.04167
 8                  0.00      0.0205      0.0431      0.0667      0.0912    Huff
 8                0.1171      0.1436      0.1691      0.1964      0.2278     3rd
 8                0.2633      0.3093      0.3635      0.4392      0.5211  Quart.
 8                0.6102      0.6989      0.7819      0.8492      0.8974
 8                0.9311      0.9534      0.9706      0.9856        1.00
 9 ENDTBL
 5 RAINFL 9                  0.04167
 8                  0.00      0.0231      0.0479      0.0712      0.0978    Huff
 8                0.1253      0.1523      0.1791      0.2033      0.2283     4th
 8                0.2541      0.2835      0.3125      0.3390      0.3633  Quart.
 8                0.3861      0.4124      0.4508      0.5129      0.5931
 8                0.6919      0.8005      0.8971      0.9604        1.00
 9 ENDTBL
 3 STRUCT      01
 8                           701.70        0.00        0.00                INV
 8                           702.00        0.18        0.01                NWL
 8                           703.00        0.58        0.43
 8                           704.00        0.80        0.92
 8                           705.00        0.97        1.48
 8                           706.00        1.12        2.11
 8                           707.00        1.25        2.81
 8                           707.68        1.33        3.35                HWL
 8                           708.00        1.37        3.63
 8                           708.50        1.42        4.08               WEIR
 8                           709.00        1.47        4.56
 9 ENDTBL
 3 STRUCT      02
 8                           683.71        0.00        0.00                INV
 8                           684.00        0.20        0.01                NWL
 8                           685.00        0.88        0.72
 8                           686.00        1.22        1.51
 8                           687.00        1.49        2.39
 8                           688.00        1.72        3.35
 8                           689.00        1.92        4.39
 8                           689.73        2.05        5.21                HWL
 8                           690.00        2.10        5.53
 8                           690.50        2.18        6.13
 8                           691.00        2.26        6.75
 9 ENDTBL
 6 RUNOFF 1 001       1      0.0140          82       0.341 1   1 1 1   ONSITE
 6 RESVOR 2    01 1   2      701.70                       1 1 1 1 1 1   POND01
 6 RUNOFF 1 002       3      0.0216          82       0.361 1   1 1 1  ONSITED
 6 RESVOR 2    02 3   4      683.71                       1 1 1 1 1 1   POND02
   ENDATA
 7 LIST
 7 INCREM 6                    0.5                                          .
 7 COMPUT 7 001      02                    1.30         1.06 2  01  01  1yr-1hr
   ENDCMP 1
 7 COMPUT 7 001      02                    1.61         2.06 2  02  01  1yr-2hr
   ENDCMP 1
 7 COMPUT 7 001      02                    1.77         3.06 2  03  01  1yr-3hr
   ENDCMP 1
 7 COMPUT 7 001      02                    2.08         6.06 2  06  01  1yr-6hr
   ENDCMP 1
 7 COMPUT 7 001      02                    2.41        12.07 2  12  01 1yr-12hr
   ENDCMP 1
 7 COMPUT 7 001      02                    2.77        24.08 2  24  01 1yr-24hr
   ENDCMP 1
 7 COMPUT 7 001      02                    3.04        48.09 2  48  01 1yr-48hr
   ENDCMP 1
 7 COMPUT 7 001      02                    1.57         1.06 2  01  02  2yr-1hr
   ENDCMP 1
 7 COMPUT 7 001      02                    1.94         2.06 2  02  02  2yr-2hr
   ENDCMP 1
 7 COMPUT 7 001      02                    2.14         3.06 2  03  02  2yr-3hr
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  ENDCMP 1
7 COMPUT 7 001      02                    2.51         6.06 2  06  02  2yr-6hr
  ENDCMP 1
7 COMPUT 7 001      02                    2.91        12.07 2  12  02 2yr-12hr
  ENDCMP 1
7 COMPUT 7 001      02                    3.34        24.08 2  24  02 2yr-24hr
  ENDCMP 1
7 COMPUT 7 001      02                    3.66        48.09 2  48  02 2yr-48hr
  ENDCMP 1
7 COMPUT 7 001      02                    2.02         1.06 2  01  05  5yr-1hr
  ENDCMP 1
7 COMPUT 7 001      02                    2.49         2.06 2  02  05  5yr-2hr
  ENDCMP 1
7 COMPUT 7 001      02                    2.75         3.06 2  03  05  5yr-3hr
  ENDCMP 1
7 COMPUT 7 001      02                    3.23         6.06 2  06  05  5yr-6hr
  ENDCMP 1
7 COMPUT 7 001      02                    3.74        12.07 2  12  05 5yr-12hr
  ENDCMP 1
7 COMPUT 7 001      02                    4.30        24.08 2  24  05 5yr-24hr
  ENDCMP 1
7 COMPUT 7 001      02                    4.71        48.09 2  48  05 5yr-48hr
  ENDCMP 1
7 COMPUT 7 001      02                    2.42         1.06 2  01  10 10yr-1hr
  ENDCMP 1
7 COMPUT 7 001      02                    2.99         2.06 2  02  10 10yr-2hr
  ENDCMP 1
7 COMPUT 7 001      02                    3.30         3.06 2  03  10 10yr-3hr
  ENDCMP 1
7 COMPUT 7 001      02                    3.86         6.06 2  06  10 10yr-6hr
  ENDCMP 1
7 COMPUT 7 001      02                    4.48        12.07 2  12  10 10yr12hr
  ENDCMP 1
7 COMPUT 7 001      02                    5.15        24.08 2  24  10 10yr24hr
  ENDCMP 1
7 COMPUT 7 001      02                    5.62        48.09 2  48  10 10yr48hr
  ENDCMP 1
7 COMPUT 7 001      02                    3.53         1.06 2  01  50 50yr-1hr
  ENDCMP 1
7 COMPUT 7 001      02                    4.35         2.06 2  02  50 50yr-2hr
  ENDCMP 1
7 COMPUT 7 001      02                    4.80         3.06 2  03  50 50yr-3hr
  ENDCMP 1
7 COMPUT 7 001      02                    5.63         6.06 2  06  50 50yr-6hr
  ENDCMP 1
7 COMPUT 7 001      02                    6.53        12.07 2  12  50 50yr12hr
  ENDCMP 1
7 COMPUT 7 001      02                    7.50        24.08 2  24  50 50yr24hr
  ENDCMP 1
7 COMPUT 7 001      02                    8.13        48.09 2  48  50 50yr48hr
  ENDCMP 1
7 COMPUT 7 001      02                    4.03         1.06 2  01  99 100y-1hr
  ENDCMP 1
7 COMPUT 7 001      02                    4.97         2.06 2  02  99 100y-2hr
  ENDCMP 1
7 COMPUT 7 001      02                    5.49         3.06 2  03  99 100y-3hr
  ENDCMP 1
7 COMPUT 7 001      02                    6.43         6.06 2  06  99 100y-6hr
  ENDCMP 1
7 COMPUT 7 001      02                    7.46        12.07 2  12  99 100y12hr
  ENDCMP 1
7 COMPUT 7 001      02                    8.57        24.08 2  24  99 100y24hr
  ENDCMP 1
7 COMPUT 7 001      02                    9.28        48.09 2  48  99 100y48hr
  ENDCMP 1
  ENDJOB 2

******************************END OF 80-80 LIST*******************************
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SUMMARY TABLE 1 - SELECTED RESULTS OF STANDARD AND EXECUTIVE CONTROL INSTRUCTIONS IN THE ORDER PERFORMED
(A STAR(*) AFTER THE PEAK DISCHARGE TIME AND RATE (CFS) VALUES INDICATES A FLAT TOP HYDROGRAPH
A QUESTION MARK(?) INDICATES A HYDROGRAPH WITH PEAK AS LAST POINT.)

SECTION/ STRUCTURE ID	STANDARD CONTROL OPERATION	DRAINAGE AREA (SQ MI)	RAIN TABLE #	ANTEC MOIST COND	MAIN TIME INCREM (HR)	PRECIPITATION BEGIN (HR)	PRECIPITATION AMOUNT (IN)	PRECIPITATION DURATION (HR)	RUNOFF AMOUNT (IN)	PEAK DISCHARGE ELEVATION (FT)	PEAK DISCHARGE TIME (HR)	PEAK DISCHARGE RATE (CFS)	PEAK DISCHARGE RATE (CSM)
ALTERNATE 1 STORM 1													
XSECTION 1	RUNOFF	.01	6	2	.50	.0	1.30	1.00	.28	---	.65	2.86	204.1
STRUCTURE 1	RESVOR	.01	6	2	.50	.0	1.30	1.00	.27	702.38	1.50?	.33?	23.7
XSECTION 2	RUNOFF	.02	6	2	.50	.0	1.30	1.00	.28	---	.68	4.18	193.4
STRUCTURE 2	RESVOR	.02	6	2	.50	.0	1.30	1.00	.27	684.36	1.50?	.44?	20.5
ALTERNATE 2 STORM 1													
XSECTION 1	RUNOFF	.01	6	2	.50	.0	1.61	2.00	.38	---	1.08	2.73	194.8
STRUCTURE 1	RESVOR	.01	6	2	.50	.0	1.61	2.00	.40	702.54	2.50?	.40?	28.2
XSECTION 2	RUNOFF	.02	6	2	.50	.0	1.61	2.00	.38	---	1.09	4.27	197.5
STRUCTURE 2	RESVOR	.02	6	2	.50	.0	1.61	2.00	.39	684.51	2.50?	.55?	25.5
ALTERNATE 3 STORM 1													
XSECTION 1	RUNOFF	.01	6	2	.50	.0	1.77	3.00	.46	---	1.12	3.11	222.3
STRUCTURE 1	RESVOR	.01	6	2	.50	.0	1.77	3.00	.50	702.65	3.50?	.44?	31.5
XSECTION 2	RUNOFF	.02	6	2	.50	.0	1.77	3.00	.46	---	1.12	4.74	219.5
STRUCTURE 2	RESVOR	.02	6	2	.50	.0	1.77	3.00	.50	684.62	3.50?	.62?	28.9
ALTERNATE 6 STORM 1													
XSECTION 1	RUNOFF	.01	6	2	.50	.0	2.08	6.00	.70	---	1.71	2.35	167.7
STRUCTURE 1	RESVOR	.01	6	2	.50	.0	2.08	6.00	.70	702.79	6.00?	.50?	35.5
XSECTION 2	RUNOFF	.02	6	2	.50	.0	2.08	6.00	.70	---	1.72	3.61	166.9
STRUCTURE 2	RESVOR	.02	6	2	.50	.0	2.08	6.00	.70	684.77	6.00?	.72?	33.4
ALTERNATE 12 STORM 1													
XSECTION 1	RUNOFF	.01	7	2	.50	.0	2.41	12.00	.93	---	5.78	1.86	133.2
STRUCTURE 1	RESVOR	.01	7	2	.50	.0	2.41	12.00	.94	702.94	9.00?	.55?	39.6
XSECTION 2	RUNOFF	.02	7	2	.50	.0	2.41	12.00	.93	---	5.78	2.87	133.0
STRUCTURE 2	RESVOR	.02	7	2	.50	.0	2.41	12.00	.94	684.90	9.50?	.81?	37.5
ALTERNATE 24 STORM 1													
XSECTION 1	RUNOFF	.01	8	2	.50	.0	2.77	24.00	1.19	---	16.00	1.40	100.3
STRUCTURE 1	RESVOR	.01	8	2	.50	.0	2.77	24.00	1.20	703.05	20.00?	.59?	42.1
XSECTION 2	RUNOFF	.02	8	2	.50	.0	2.77	24.00	1.19	---	16.82	2.19	101.3
STRUCTURE 2	RESVOR	.02	8	2	.50	.0	2.77	24.00	1.20	685.02	20.00?	.89?	41.0
ALTERNATE 48 STORM 1													
XSECTION 1	RUNOFF	.01	9	2	.50	.0	3.04	48.00	1.41	---	42.00	1.07	76.5
STRUCTURE 1	RESVOR	.01	9	2	.50	.0	3.04	48.00	1.41	702.96	46.00?	.56?	40.3
XSECTION 2	RUNOFF	.02	9	2	.50	.0	3.04	48.00	1.41	---	42.00	1.65	76.5
STRUCTURE 2	RESVOR	.02	9	2	.50	.0	3.04	48.00	1.41	684.96	46.50?	.85?	39.4
ALTERNATE 1 STORM 2													
XSECTION 1	RUNOFF	.01	6	2	.50	.0	1.57	1.00	.47	---	.61	4.83	345.0
STRUCTURE 1	RESVOR	.01	6	2	.50	.0	1.57	1.00	.43	702.65	1.50?	.44?	31.3
XSECTION 2	RUNOFF	.02	6	2	.50	.0	1.57	1.00	.45	---	.63	7.10	328.9
STRUCTURE 2	RESVOR	.02	6	2	.50	.0	1.57	1.00	.43	684.60	1.50?	.61?	28.1
ALTERNATE 2 STORM 2													
XSECTION 1	RUNOFF	.01	6	2	.50	.0	1.94	2.00	.60	---	1.02	3.95	282.5
STRUCTURE 1	RESVOR	.01	6	2	.50	.0	1.94	2.00	.60	702.87	2.50?	.53?	37.6
XSECTION 2	RUNOFF	.02	6	2	.50	.0	1.94	2.00	.59	---	1.04	6.20	287.1
STRUCTURE 2	RESVOR	.02	6	2	.50	.0	1.94	2.00	.60	684.81	2.50?	.75?	34.8
ALTERNATE 3 STORM 2													
XSECTION 1	RUNOFF	.01	6	2	.50	.0	2.14	3.00	.68	---	1.09	4.70	335.7
STRUCTURE 1	RESVOR	.01	6	2	.50	.0	2.14	3.00	.74	703.00	3.50?	.58?	41.5
XSECTION 2	RUNOFF	.02	6	2	.50	.0	2.14	3.00	.68	---	1.10	7.20	333.1
STRUCTURE 2	RESVOR	.02	6	2	.50	.0	2.14	3.00	.74	684.95	3.50?	.84?	39.1

ALTERNATE 6 STORM 2

XSECTION	1	RUNOFF	.01	6	2	.50	.0	2.51	6.00	1.00	---	1.65	3.44	245.8
STRUCTURE	1	RESVOR	.01	6	2	.50	.0	2.51	6.00	1.01	703.18	6.00?	.62?	44.3
XSECTION	2	RUNOFF	.02	6	2	.50	.0	2.51	6.00	1.00	---	1.67	5.29	245.1
STRUCTURE	2	RESVOR	.02	6	2	.50	.0	2.51	6.00	1.01	685.13	6.00?	.92?	42.8

ALTERNATE 12 STORM 2

XSECTION	1	RUNOFF	.01	7	2	.50	.0	2.91	12.00	1.31	---	5.50	2.53	180.4
STRUCTURE	1	RESVOR	.01	7	2	.50	.0	2.91	12.00	1.31	703.36	9.50?	.66?	47.1
XSECTION	2	RUNOFF	.02	7	2	.50	.0	2.91	12.00	1.31	---	5.56	3.89	180.2
STRUCTURE	2	RESVOR	.02	7	2	.50	.0	2.91	12.00	1.31	685.30	9.50?	.98?	45.5

ALTERNATE 24 STORM 2

XSECTION	1	RUNOFF	.01	8	2	.50	.0	3.34	24.00	1.64	---	16.80	1.87	133.8
STRUCTURE	1	RESVOR	.01	8	2	.50	.0	3.34	24.00	1.65	703.49	20.00?	.69?	49.1
XSECTION	2	RUNOFF	.02	8	2	.50	.0	3.34	24.00	1.64	---	16.80	2.89	133.6
STRUCTURE	2	RESVOR	.02	8	2	.50	.0	3.34	24.00	1.65	685.45	20.31	1.03	47.8

ALTERNATE 48 STORM 2

XSECTION	1	RUNOFF	.01	9	2	.50	.0	3.66	48.00	1.91	---	42.00	1.39	99.3
STRUCTURE	1	RESVOR	.01	9	2	.50	.0	3.66	48.00	1.91	703.35	46.50?	.66?	46.9
XSECTION	2	RUNOFF	.02	9	2	.50	.0	3.66	48.00	1.91	---	42.00	2.15	99.3
STRUCTURE	2	RESVOR	.02	9	2	.50	.0	3.66	48.00	1.91	685.35	46.50?	1.00?	46.2

ALTERNATE 1 STORM 5

XSECTION	1	RUNOFF	.01	6	2	.50	.0	2.02	1.00	.82	---	.59	8.76	625.8
STRUCTURE	1	RESVOR	.01	6	2	.50	.0	2.02	1.00	.74	703.14	1.50?	.61?	43.6
XSECTION	2	RUNOFF	.02	6	2	.50	.0	2.02	1.00	.81	---	.60	13.03	603.1
STRUCTURE	2	RESVOR	.02	6	2	.50	.0	2.02	1.00	.74	685.06	1.50?	.90?	41.7

ALTERNATE 2 STORM 5

XSECTION	1	RUNOFF	.01	6	2	.50	.0	2.49	2.00	1.01	---	.91	6.27	448.0
STRUCTURE	1	RESVOR	.01	6	2	.50	.0	2.49	2.00	1.00	703.44	2.50?	.68?	48.3
XSECTION	2	RUNOFF	.02	6	2	.50	.0	2.49	2.00	1.00	---	.95	9.80	453.8
STRUCTURE	2	RESVOR	.02	6	2	.50	.0	2.49	2.00	.99	685.35	2.50?	1.00?	46.2

ALTERNATE 3 STORM 5

XSECTION	1	RUNOFF	.01	6	2	.50	.0	2.75	3.00	1.10	---	1.06	7.57	540.6
STRUCTURE	1	RESVOR	.01	6	2	.50	.0	2.75	3.00	1.18	703.61	3.50?	.71?	51.0
XSECTION	2	RUNOFF	.02	6	2	.50	.0	2.75	3.00	1.10	---	1.07	11.65	539.2
STRUCTURE	2	RESVOR	.02	6	2	.50	.0	2.75	3.00	1.18	685.53	3.41	1.06	49.1

ALTERNATE 6 STORM 5

XSECTION	1	RUNOFF	.01	6	2	.50	.0	3.23	6.00	1.54	---	1.58	5.46	389.8
STRUCTURE	1	RESVOR	.01	6	2	.50	.0	3.23	6.00	1.56	703.89	6.00?	.78?	55.4
XSECTION	2	RUNOFF	.02	6	2	.50	.0	3.23	6.00	1.54	---	1.60	8.40	389.0
STRUCTURE	2	RESVOR	.02	6	2	.50	.0	3.23	6.00	1.56	685.81	6.09	1.15	53.5

ALTERNATE 12 STORM 5

XSECTION	1	RUNOFF	.01	7	2	.50	.0	3.74	12.00	1.98	---	5.19	3.88	277.4
STRUCTURE	1	RESVOR	.01	7	2	.50	.0	3.74	12.00	1.99	704.13	10.00?	.82?	58.7
XSECTION	2	RUNOFF	.02	7	2	.50	.0	3.74	12.00	1.98	---	5.20	5.98	276.7
STRUCTURE	2	RESVOR	.02	7	2	.50	.0	3.74	12.00	1.99	686.05	10.00*	1.23*	57.1

ALTERNATE 24 STORM 5

XSECTION	1	RUNOFF	.01	8	2	.50	.0	4.30	24.00	2.45	---	16.00	2.68	191.3
STRUCTURE	1	RESVOR	.01	8	2	.50	.0	4.30	24.00	2.46	704.30	20.50?	.85?	60.7
XSECTION	2	RUNOFF	.02	8	2	.50	.0	4.30	24.00	2.45	---	16.00	4.13	191.1
STRUCTURE	2	RESVOR	.02	8	2	.50	.0	4.30	24.00	2.46	686.24	20.50*	1.28*	59.5

ALTERNATE 48 STORM 5

XSECTION	1	RUNOFF	.01	9	2	.50	.0	4.71	48.00	2.81	---	42.00	1.93	138.2
STRUCTURE	1	RESVOR	.01	9	2	.50	.0	4.71	48.00	2.82	704.10	46.50?	.82?	58.3
XSECTION	2	RUNOFF	.02	9	2	.50	.0	4.71	48.00	2.81	---	42.00	2.98	138.2
STRUCTURE	2	RESVOR	.02	9	2	.50	.0	4.71	48.00	2.82	686.08	46.50*	1.24*	57.4

ALTERNATE 1 STORM 10

XSECTION	1	RUNOFF	.01	6	2	.50	.0	2.42	1.00	1.17	---	.58	12.74	910.0
STRUCTURE	1	RESVOR	.01	6	2	.50	.0	2.42	1.00	1.05	703.58	1.50?	.71?	50.6
XSECTION	2	RUNOFF	.02	6	2	.50	.0	2.42	1.00	1.16	---	.59	19.06	882.5
STRUCTURE	2	RESVOR	.02	6	2	.50	.0	2.42	1.00	1.05	685.50	1.68	1.05	48.7

ALTERNATE 2 STORM 10

XSECTION	1	RUNOFF	.01	6	2	.50	.0	2.99	2.00	1.44	---	.78	8.73	623.5
STRUCTURE	1	RESVOR	.01	6	2	.50	.0	2.99	2.00	1.40	704.00	2.50?	.80?	57.2
XSECTION	2	RUNOFF	.02	6	2	.50	.0	2.99	2.00	1.41	---	.86	13.48	623.9
STRUCTURE	2	RESVOR	.02	6	2	.50	.0	2.99	2.00	1.39	685.88	2.56	1.18	54.6

ALTERNATE 3 STORM 10

XSECTION	1	RUNOFF	.01	6	2	.50	.0	3.30	3.00	1.53	---	1.04	10.33	738.2
STRUCTURE	1	RESVOR	.01	6	2	.50	.0	3.30	3.00	1.62	704.20	3.50?	.83?	59.6
XSECTION	2	RUNOFF	.02	6	2	.50	.0	3.30	3.00	1.53	---	1.05	15.94	738.2
STRUCTURE	2	RESVOR	.02	6	2	.50	.0	3.30	3.00	1.62	686.10	3.44	1.25	57.8

ALTERNATE 6 STORM 10

XSECTION	1	RUNOFF	.01	6	2	.50	.0	3.86	6.00	2.04	---	1.54	7.35	525.1
STRUCTURE	1	RESVOR	.01	6	2	.50	.0	3.86	6.00	2.08	704.50	6.00?	.89?	63.2
XSECTION	2	RUNOFF	.02	6	2	.50	.0	3.86	6.00	2.04	---	1.55	11.33	524.3
STRUCTURE	2	RESVOR	.02	6	2	.50	.0	3.86	6.00	2.08	686.41	6.15	1.33	61.6

ALTERNATE 12 STORM 10

XSECTION	1	RUNOFF	.01	7	2	.50	.0	4.48	12.00	2.62	---	5.14	5.10	364.6
STRUCTURE	1	RESVOR	.01	7	2	.50	.0	4.48	12.00	2.63	704.81	10.50?	.94?	67.0
XSECTION	2	RUNOFF	.02	7	2	.50	.0	4.48	12.00	2.61	---	5.15	7.86	363.7
STRUCTURE	2	RESVOR	.02	7	2	.50	.0	4.48	12.00	2.62	686.72	10.50*	1.41*	65.5

ALTERNATE 24 STORM 10

XSECTION	1	RUNOFF	.01	8	2	.50	.0	5.15	24.00	3.20	---	16.00	3.40	242.6
STRUCTURE	1	RESVOR	.01	8	2	.50	.0	5.15	24.00	3.21	705.02	20.50?	.97?	69.5
XSECTION	2	RUNOFF	.02	8	2	.50	.0	5.15	24.00	3.20	---	16.00	5.24	242.4
STRUCTURE	2	RESVOR	.02	8	2	.50	.0	5.15	24.00	3.21	686.96	20.50*	1.48*	68.4

ALTERNATE 48 STORM 10

XSECTION	1	RUNOFF	.01	9	2	.50	.0	5.62	48.00	3.63	---	42.00	2.41	171.8
STRUCTURE	1	RESVOR	.01	9	2	.50	.0	5.62	48.00	3.64	704.74	47.00?	.93?	66.1
XSECTION	2	RUNOFF	.02	9	2	.50	.0	5.62	48.00	3.63	---	42.00	3.71	171.8
STRUCTURE	2	RESVOR	.02	9	2	.50	.0	5.62	48.00	3.64	686.71	47.00*	1.41*	65.4

ALTERNATE 1 STORM 50

XSECTION	1	RUNOFF	.01	6	2	.50	.0	3.53	1.00	2.27	---	.57	25.19	1799.4
STRUCTURE	1	RESVOR	.01	6	2	.50	.0	3.53	1.00	1.99	704.84	1.50?	.94?	67.3
XSECTION	2	RUNOFF	.02	6	2	.50	.0	3.53	1.00	2.26	---	.57	38.14	1765.8
STRUCTURE	2	RESVOR	.02	6	2	.50	.0	3.53	1.00	2.00	686.76	1.70	1.43	66.0

ALTERNATE 2 STORM 50

XSECTION	1	RUNOFF	.01	6	2	.50	.0	4.35	2.00	2.73	---	.67	19.33	1381.0
STRUCTURE	1	RESVOR	.01	6	2	.50	.0	4.35	2.00	2.59	705.46	2.58	1.04	74.2
XSECTION	2	RUNOFF	.02	6	2	.50	.0	4.35	2.00	2.68	---	.70	28.50	1319.4
STRUCTURE	2	RESVOR	.02	6	2	.50	.0	4.35	2.00	2.57	687.34	2.60	1.57	72.6

ALTERNATE 3 STORM 50

XSECTION	1	RUNOFF	.01	6	2	.50	.0	4.80	3.00	2.84	---	1.00	18.37	1311.9
STRUCTURE	1	RESVOR	.01	6	2	.50	.0	4.80	3.00	2.94	705.75	3.49	1.08	77.4
XSECTION	2	RUNOFF	.02	6	2	.50	.0	4.80	3.00	2.82	---	1.01	28.43	1316.1
STRUCTURE	2	RESVOR	.02	6	2	.50	.0	4.80	3.00	2.93	687.65	3.50	1.64	75.9

ALTERNATE 6 STORM 50

XSECTION	1	RUNOFF	.01	6	2	.50	.0	5.63	6.00	3.58	---	1.43	13.06	933.1
STRUCTURE	1	RESVOR	.01	6	2	.50	.0	5.63	6.00	3.64	706.19	6.24	1.15	81.8
XSECTION	2	RUNOFF	.02	6	2	.50	.0	5.63	6.00	3.57	---	1.45	20.13	931.7
STRUCTURE	2	RESVOR	.02	6	2	.50	.0	5.63	6.00	3.64	688.13	6.26	1.75	80.8

ALTERNATE 12 STORM 50

XSECTION	1	RUNOFF	.01	7	2	.50	.0	6.53	12.00	4.47	---	5.05	8.59	613.6
STRUCTURE	1	RESVOR	.01	7	2	.50	.0	6.53	12.00	4.49	706.63	11.78	1.20	85.9
XSECTION	2	RUNOFF	.02	7	2	.50	.0	6.53	12.00	4.47	---	5.06	13.23	612.3
STRUCTURE	2	RESVOR	.02	7	2	.50	.0	6.53	12.00	4.48	688.59	11.79	1.84	85.1

ALTERNATE 24 STORM 50

XSECTION	1	RUNOFF	.01	8	2	.50	.0	7.50	24.00	5.37	---	16.00	5.38	384.4
STRUCTURE	1	RESVOR	.01	8	2	.50	.0	7.50	24.00	5.39	706.90	21.50*	1.24*	88.4
XSECTION	2	RUNOFF	.02	8	2	.50	.0	7.50	24.00	5.37	---	16.00	8.30	384.2
STRUCTURE	2	RESVOR	.02	8	2	.50	.0	7.50	24.00	5.38	688.89	21.50*	1.90*	87.9

ALTERNATE 48 STORM 50

XSECTION	1	RUNOFF	.01	9	2	.50	.0	8.13	48.00	5.97	---	42.00	3.69	263.9
STRUCTURE	1	RESVOR	.01	9	2	.50	.0	8.13	48.00	5.98	706.47	47.91	1.18	84.4
XSECTION	2	RUNOFF	.02	9	2	.50	.0	8.13	48.00	5.97	---	42.00	5.70	263.9
STRUCTURE	2	RESVOR	.02	9	2	.50	.0	8.13	48.00	5.98	688.47	47.92	1.81	84.0

ALTERNATE 1 STORM 99

XSECTION	1	RUNOFF	.01	6	2	.50	.0	4.03	1.00	2.79	---	.56	31.22	2230.2
STRUCTURE	1	RESVOR	.01	6	2	.50	.0	4.03	1.00	2.44	705.40	1.70	1.03	73.6
XSECTION	2	RUNOFF	.02	6	2	.50	.0	4.03	1.00	2.79	---	.57	47.43	2195.9

STRUCTURE	2	RESVOR	.02	6	2	.50	.0	4.03	1.00	2.45	687.32	1.71	1.56	72.4

ALTERNATE 2 STORM 99

XSECTION	1	RUNOFF	.01	6	2	.50	.0	4.97	2.00	3.36	---	.65	24.46	1746.8
STRUCTURE	1	RESVOR	.01	6	2	.50	.0	4.97	2.00	3.17	706.10	2.60	1.13	81.0
XSECTION	2	RUNOFF	.02	6	2	.50	.0	4.97	2.00	3.30	---	.67	36.05	1669.1
STRUCTURE	2	RESVOR	.02	6	2	.50	.0	4.97	2.00	3.14	687.99	2.61	1.72	79.6

ALTERNATE 3 STORM 99

XSECTION	1	RUNOFF	.01	6	2	.50	.0	5.49	3.00	3.48	---	.98	22.20	1586.0
STRUCTURE	1	RESVOR	.01	6	2	.50	.0	5.49	3.00	3.58	706.43	3.51	1.18	84.0
XSECTION	2	RUNOFF	.02	6	2	.50	.0	5.49	3.00	3.46	---	.99	34.39	1592.1
STRUCTURE	2	RESVOR	.02	6	2	.50	.0	5.49	3.00	3.56	688.34	3.52	1.79	82.8

ALTERNATE 6 STORM 99

XSECTION	1	RUNOFF	.01	6	2	.50	.0	6.43	6.00	4.31	---	1.39	15.77	1126.2
STRUCTURE	1	RESVOR	.01	6	2	.50	.0	6.43	6.00	4.38	706.92	6.28	1.24	88.5
XSECTION	2	RUNOFF	.02	6	2	.50	.0	6.43	6.00	4.30	---	1.42	24.28	1124.2
STRUCTURE	2	RESVOR	.02	6	2	.50	.0	6.43	6.00	4.38	688.88	6.30	1.90	87.7

ALTERNATE 12 STORM 99

XSECTION	1	RUNOFF	.01	7	2	.50	.0	7.46	12.00	5.34	---	5.03	10.19	727.8
STRUCTURE	1	RESVOR	.01	7	2	.50	.0	7.46	12.00	5.36	707.40	11.86	1.30	92.6
XSECTION	2	RUNOFF	.02	7	2	.50	.0	7.46	12.00	5.33	---	5.04	15.69	726.5
STRUCTURE	2	RESVOR	.02	7	2	.50	.0	7.46	12.00	5.35	689.40	11.86	1.99	92.2

ALTERNATE 24 STORM 99

XSECTION	1	RUNOFF	.01	8	2	.50	.0	8.57	24.00	6.38	---	16.00	6.28	448.5
STRUCTURE	1	RESVOR	.01	8	2	.50	.0	8.57	24.00	6.40	707.68	21.50*	1.33*	95.0
XSECTION	2	RUNOFF	.02	8	2	.50	.0	8.57	24.00	6.38	---	16.00	9.68	448.3
STRUCTURE	2	RESVOR	.02	8	2	.50	.0	8.57	24.00	6.40	689.73	21.50*	2.05*	94.9

ALTERNATE 48 STORM 99

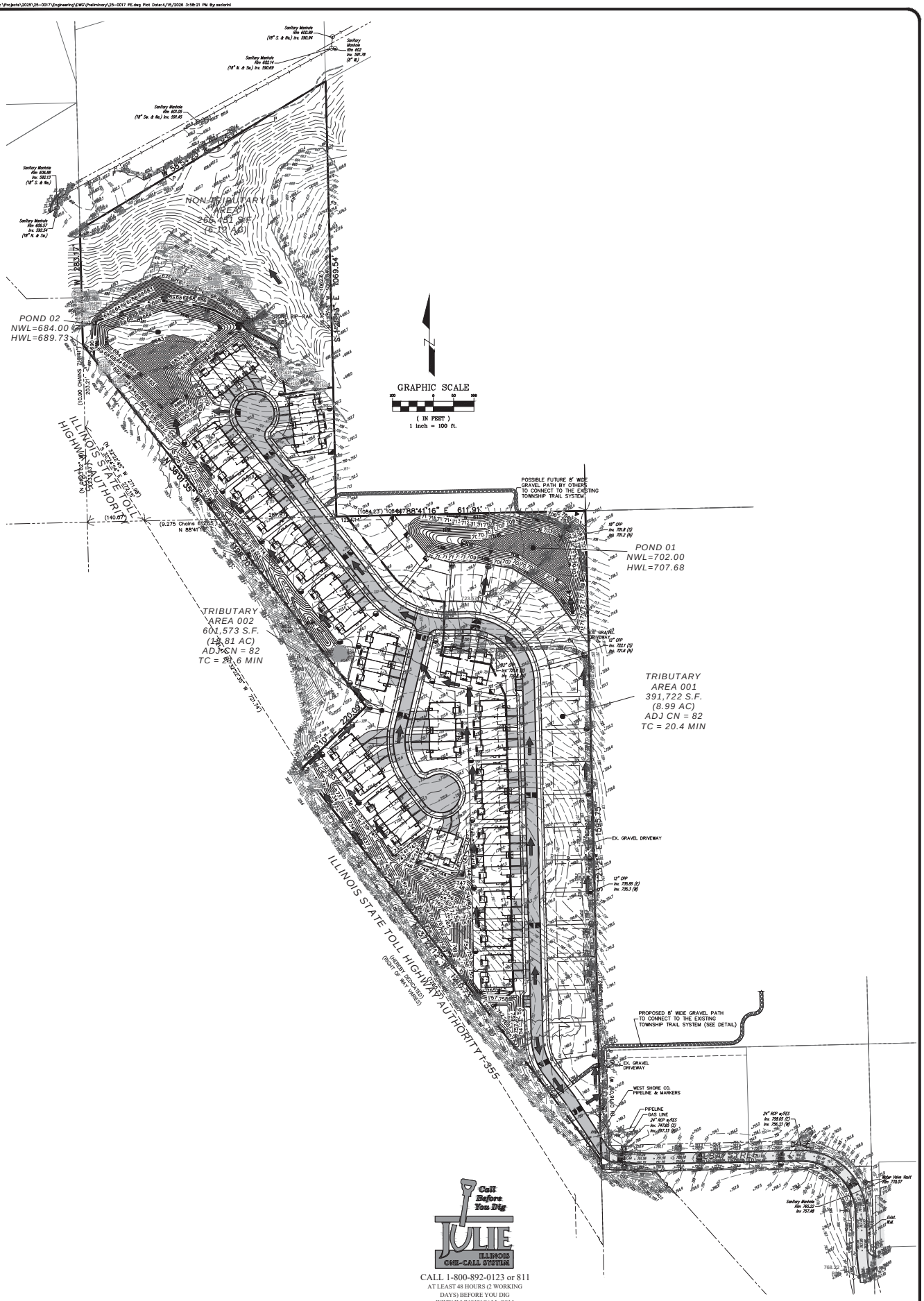
XSECTION	1	RUNOFF	.01	9	2	.50	.0	9.28	48.00	7.07	---	42.00	4.28	305.7
STRUCTURE	1	RESVOR	.01	9	2	.50	.0	9.28	48.00	7.08	707.23	47.97	1.28	91.2
XSECTION	2	RUNOFF	.02	9	2	.50	.0	9.28	48.00	7.07	---	42.00	6.60	305.7
STRUCTURE	2	RESVOR	.02	9	2	.50	.0	9.28	48.00	7.08	689.28	47.97	1.97	91.2

SUMMARY TABLE 3 - DISCHARGE (CFS) AT XSECTIONS AND STRUCTURES FOR ALL STORMS AND ALTERNATES

XSECTION/ STRUCTURE ID	DRAINAGE AREA (SQ MI)	STORM NUMBERS..... 1	2	5	10	50	99
STRUCTURE 2	.02						
ALTERNATE 1		.44	.61	.90	1.05	1.43	1.56
ALTERNATE 2		.55	.75	1.00	1.18	1.57	1.72
ALTERNATE 3		.62	.84	1.06	1.25	1.64	1.79
ALTERNATE 6		.72	.92	1.15	1.33	1.75	1.90
ALTERNATE 12		.81	.98	1.23	1.41	1.84	1.99
ALTERNATE 24		.89	1.03	1.28	1.48	1.90	2.05
ALTERNATE 48		.85	1.00	1.24	1.41	1.81	1.97
STRUCTURE 1	.01						
ALTERNATE 1		.33	.44	.61	.71	.94	1.03
ALTERNATE 2		.40	.53	.68	.80	1.04	1.13
ALTERNATE 3		.44	.58	.71	.83	1.08	1.18
ALTERNATE 6		.50	.62	.78	.89	1.15	1.24
ALTERNATE 12		.55	.66	.82	.94	1.20	1.30
ALTERNATE 24		.59	.69	.85	.97	1.24	1.33
ALTERNATE 48		.56	.66	.82	.93	1.18	1.28
XSECTION 1	.01						
ALTERNATE 1		2.86	4.83	8.76	12.74	25.19	31.22
ALTERNATE 2		2.73	3.95	6.27	8.73	19.33	24.46
ALTERNATE 3		3.11	4.70	7.57	10.33	18.37	22.20
ALTERNATE 6		2.35	3.44	5.46	7.35	13.06	15.77
ALTERNATE 12		1.86	2.53	3.88	5.10	8.59	10.19
ALTERNATE 24		1.40	1.87	2.68	3.40	5.38	6.28
ALTERNATE 48		1.07	1.39	1.93	2.41	3.69	4.28
XSECTION 2	.02						
ALTERNATE 1		4.18	7.10	13.03	19.06	38.14	47.43
ALTERNATE 2		4.27	6.20	9.80	13.48	28.50	36.05
ALTERNATE 3		4.74	7.20	11.65	15.94	28.43	34.39
ALTERNATE 6		3.61	5.29	8.40	11.33	20.13	24.28
ALTERNATE 12		2.87	3.89	5.98	7.86	13.23	15.69
ALTERNATE 24		2.19	2.89	4.13	5.24	8.30	9.68
ALTERNATE 48		1.65	2.15	2.98	3.71	5.70	6.60

END OF 1 JOBS IN THIS RUN
Stop - Program terminated.

L:\Projects\2025\25-0017\Engineering\DWG\Preliminary\25-0017 PE.dwg Plot Date:4/15/2026 3:58:21 PM By:cadcrist



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1 OF 1	PROJECT INFORMATION Project No.: 25-0017 Scale: 1" = 100' Date: 02-16-26 Design By: SDS Drawn By: AJS Checked By: SDS	DESIGNTEK ENGINEERING, INC. CONSULTING, CIVIL ENGINEERING & LAND SURVEYING 9930 W. 190TH STREET, SUITE L MOKENA, ILLINOIS 60448 (708) 326-4961 FAX: (708) 326-4962 IL PROF. LIC. NO.: 184-003740	PRELIMINARY ENGINEERING FOR COPPER RIDGE WEST LEMONT, ILLINOIS	TETON DEVELOPMENT, LLC 565 VILLAGE CENTER DRIVE BURR RIDGE, IL 60527 (630) 920-9430	REVISIONS NO. DATE DESCRIPTION BY 1 04-15-26 PER VILLAGE REVIEW SDS

PRELIMINARY DRAINAGE AREAS

Exhibit J

Traffic Impact Study



Prepared For:

Beechen & Dill Homes

KLOA

Kenig, Lindgren, O'Hara, Aboona, Inc.

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed residential development to be located in Lemont, Illinois. The site, which is currently vacant, is located on the east side of I-355 north of 127th Street. As proposed, the development is to contain 19 single-family units and 63 townhome units for a total of 82 units. Access will be provided via the extension of Alba Street, which is under stop sign control at its "T' intersection with Timberline Drive, into the development.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate the traffic generated by the proposed development.

Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

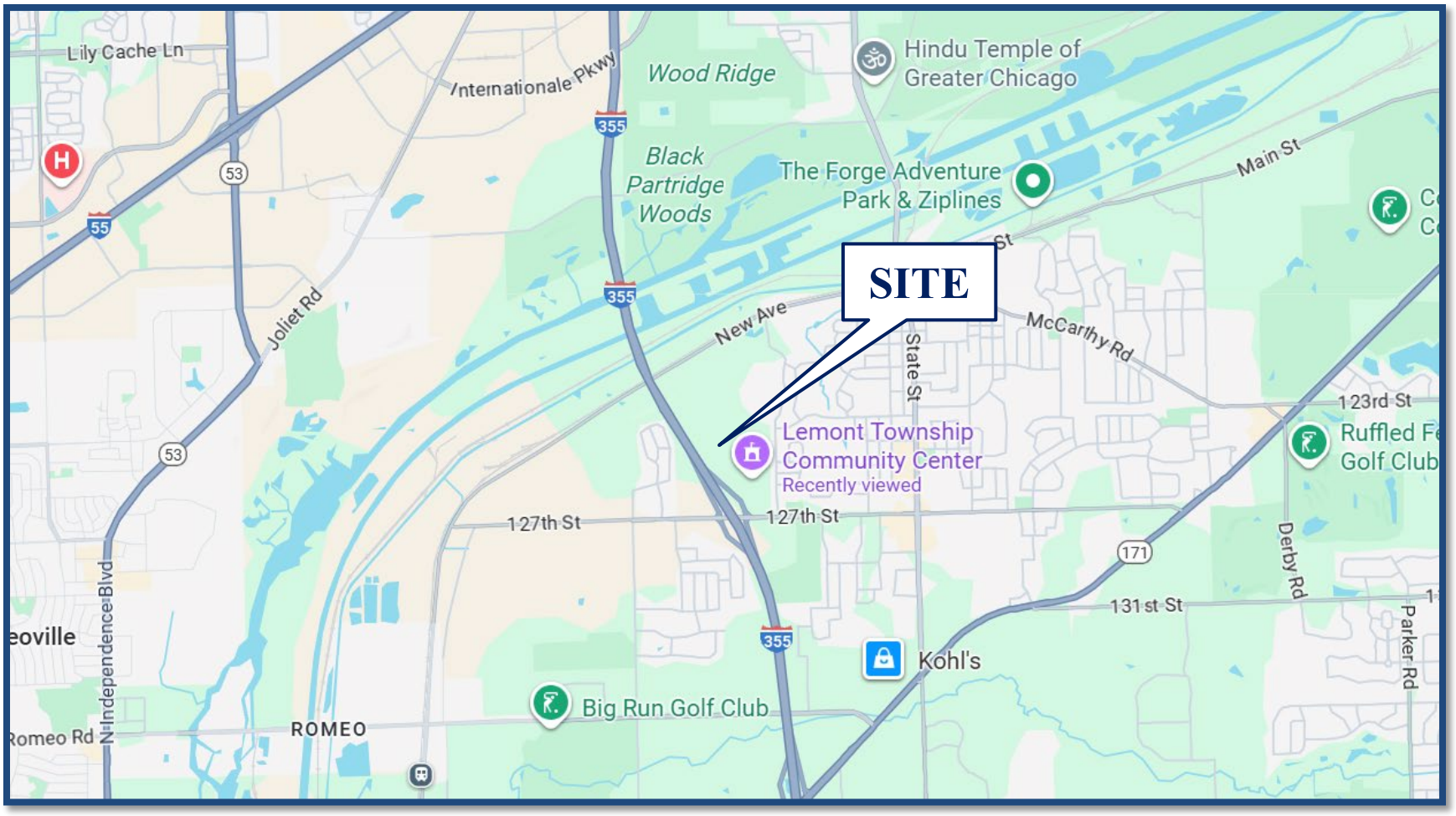
- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development-generated traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to the adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following conditions:

1. Existing Conditions – Analyze the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.

2. Year 2031 No- Build Conditions – Analyze the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes and ambient traffic growth.

3. Year 2031 Projected Conditions – Analyze the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient traffic growth, and the traffic estimated to be generated by the full buildout of the proposed development.



Site Location **Figure 1**



Aerial View of Site **Figure 2**

2. Existing Conditions

The following provides a detailed description of the physical characteristics of the roadways including geometry and traffic control, adjacent land uses, and peak hour traffic flows along area roadways.

Site Location

The site, which is currently vacant, is located on the east side of I-355 north of 127th Street in Lemont, Illinois. The site is bounded by I-355 to the west, Lemont Water Department and Wheel 2 Wheel LLC to the north, and Lemont Township Heritage Woodland Sanctuary Park to the east. Additionally, Lemont Township Community Center is located to the southeast of the site. Residential uses in the vicinity of the site are located to the east of Timberline Drive and south of New Avenue.

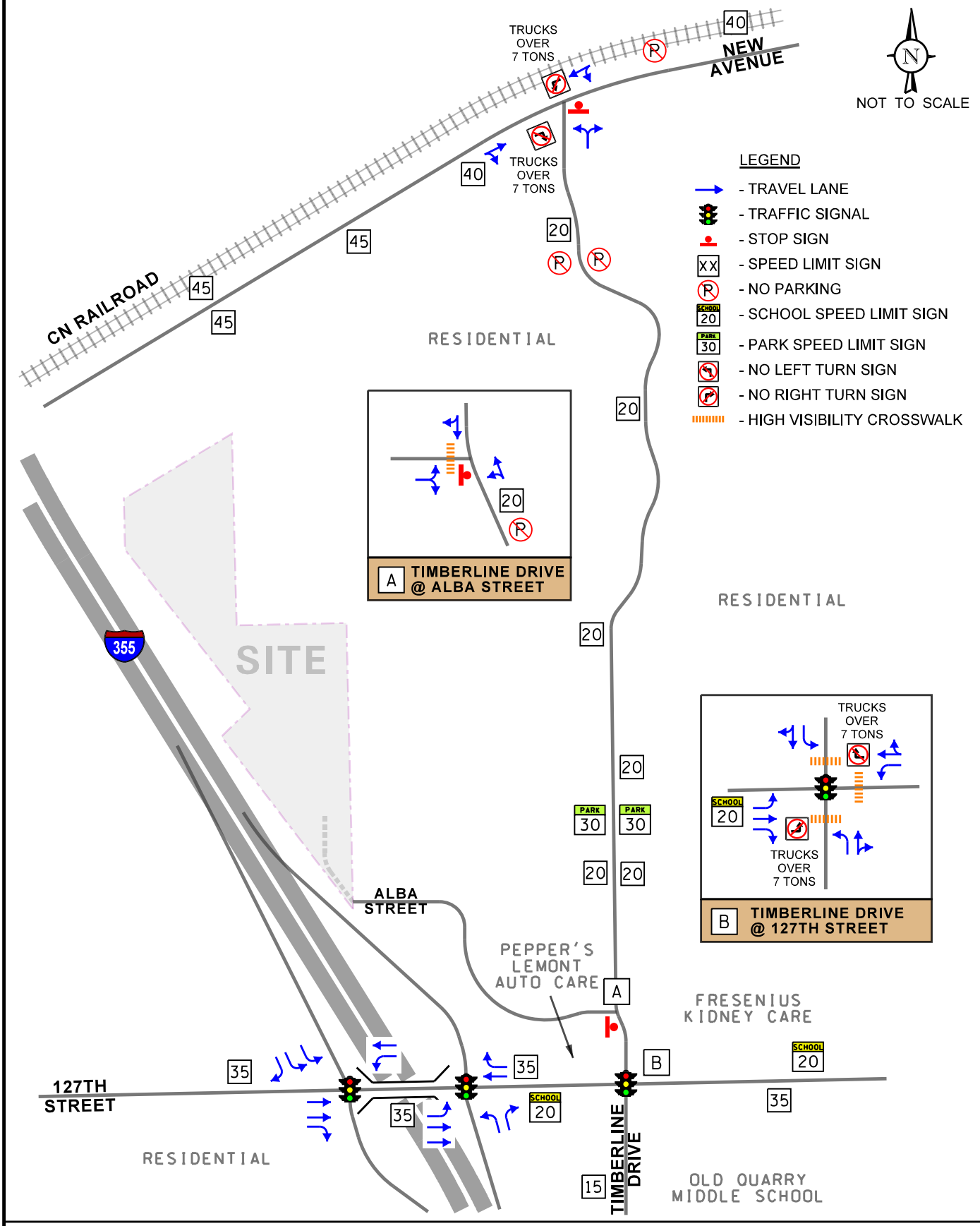
Existing Roadway System Characteristics

The characteristics of the existing roadways that surround the proposed development are illustrated in **Figure 3** and described below.

127th Street is an east-west major collector roadway that provides one travel lane in each direction. At its signalized intersection with Timberline Drive, 127th Street provides an exclusive left-turn lane, a through lane, and an exclusive right-turn lane on the eastbound approach and an exclusive left-turn lane and a shared through/right-turn lane on the westbound approach. High visibility crosswalks and pedestrian signals are provided on the north, south, and east legs of this intersection. 127th Street includes an on-ramp and off-ramp connection to I-355 located approximately 0.3 miles west of Timberline Drive. 127th Street is under the jurisdiction of the Village of Lemont, carries an Annual Average Daily Traffic (AADT) volume of 5,500 vehicles (Illinois Department of Transportation [IDOT] 2022), and a posted speed limit of 35 miles per hour.

Timberline Drive is a north-south local roadway that provides one travel lane in each direction. At its unsignalized intersection with 127th Street, Timberline Drive provides an exclusive left-turn lane and a shared through/right-turn lane on both approaches. At its unsignalized intersections with Alba Street and New Avenue, Timberline Drive does not provide any exclusive turn lanes. Timberline Drive is under the jurisdiction of the Village of Lemont and has a posted speed limit of 20 miles per hour.

New Avenue is an east-west minor arterial roadway that provides one travel lane in each direction. At its unsignalized intersection with Timberline Drive, New Avenue does not provide any exclusive turn lane. New Avenue is under the jurisdiction of IDOT. In the vicinity of the site, New Avenue carries an AADT volume of 6,050 vehicles (IDOT 2020) and has a posted speed limit of 40 miles per hour.



Residential Development Lemont, Illinois

Existing Roadway Characteristics

KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-316 Figure: 3

Alba Street is an east-west local roadway that extends west from Timberline Drive and serves the Lemont Township Community Center and the Lemont Township Heritage Woodland Sanctuary Park providing one travel lane in each direction. At its unsignalized intersection with Timberline Drive, Alba Street provides a shared left-turn/right-turn lane and a high visibility crosswalk on the west leg. Alba Street is under the jurisdiction of the Village of Lemont.

Existing Traffic Volumes

In order to determine current traffic conditions within the study area, KLOA, Inc. conducted peak period traffic counts utilizing Miovision Scout Collection Units at the following intersections:

- Timberline Drive with 127th Street
- Timberline Drive with Alba Street
- Timberline Drive with New Avenue

The counts were conducted on Tuesday, November 4, 2025 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods. The results of the traffic counts show that the weekday morning peak hour generally occurs between 7:00 A.M. and 8:00 A.M. and the weekday evening peak hour generally occurs between 4:00 P.M. to 5:00 P.M. **Figure 4** illustrates the existing traffic volumes. Copies of the traffic count sheets are included in the Appendix.

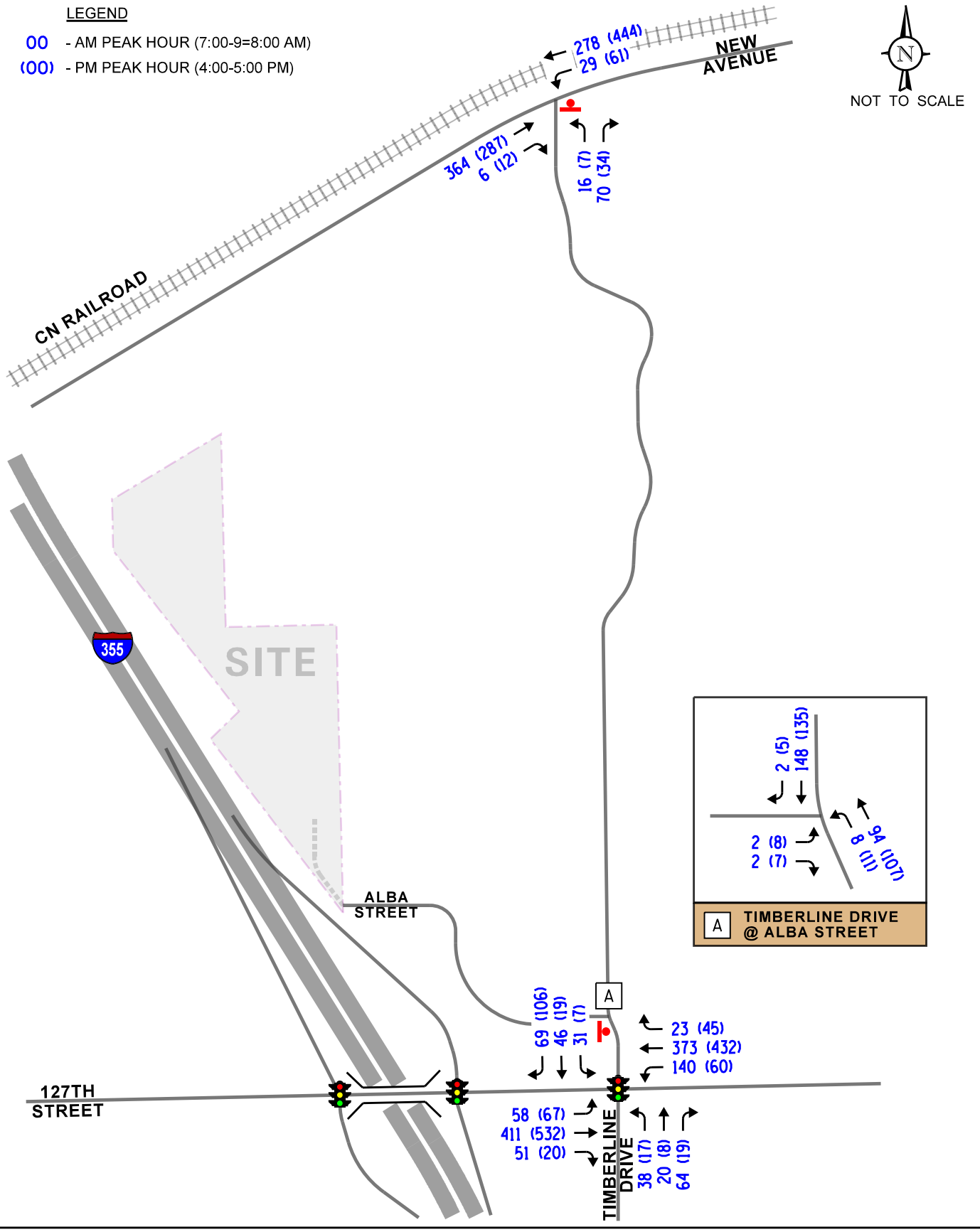
It should be noted that the Old Quarry Middle School is served by the south leg of the intersection of 127th Street with Timberline Drive. According to the school website, the arrival period begins at 7:20 A.M. and dismissal begins at 2:30 P.M. As such, the weekday morning peak hour overlaps with the school arrival period.

It should be noted that supplemental counts were conducted from 2:00 P.M. to 4:00 P.M. to determine the traffic volumes during the school dismissal period. The results of these counts indicated that the traffic volumes at the intersection of 127th Street with Timberline Drive were approximately 16 percent lower than the volumes during the weekday evening peak hour. As such, the weekday evening peak period was utilized to provide a worst-case analysis.

Crash Data Summary

KLOA, Inc. obtained crash data[1] for the most recent available five years (2020 to 2024) for the intersections within the study area. A review of the crash data showed that all three intersections experienced an average of less than one crash per year. Further, no fatalities were observed during the study period.

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).



Residential Development Lemont, Illinois

Existing Traffic Volumes

KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-316 Figure: 4

3. Traffic Characteristics of the Proposed Development

To evaluate the impact of the subject development on the area roadway system, it was necessary to quantify the number of vehicle trips the site will generate during the peak hours and determine the directions from which the proposed traffic will approach and depart the site.

Proposed Site and Development Plan

As proposed, the development will consist of approximately 82 units including 19 single-family units and 63 townhome units. Access to the development will be provided via the extension of Alba Street north into the development. Similar to the existing cross section of Alba Street, the extension will provide one travel lane in each direction.

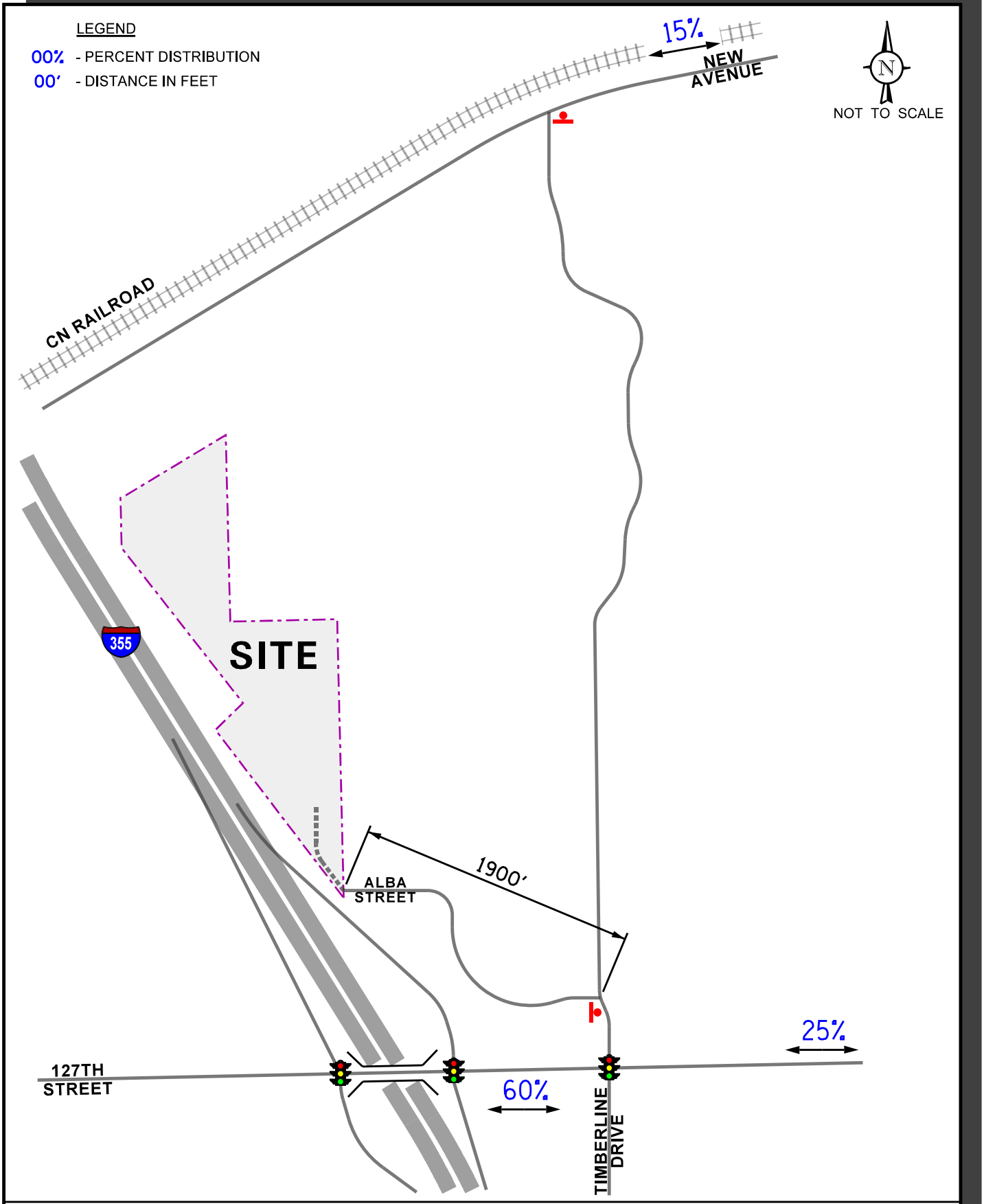
A site plan illustrating the proposed development is included in the Appendix.

Directional Distribution

The directional distribution of how traffic will approach and depart the site was estimated based on the general travel patterns through the study area derived from the peak hour traffic volumes and the location of the access drives to the site. **Figure 5** shows the established directional distribution for the site in addition to the distances, measured in feet, between the study area intersections and proposed access drives.

Peak Hour Traffic Volumes

The volume of peak hour trips estimated to be generated by the proposed development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 12th Edition, published by the Institute of Transportation Engineers (ITE). It should be noted that although the 63 townhome units are targeted for active adults, in order to provide a conservative analysis, the "Single-Family Attached Housing" (Land-Use Code 215) rate was used for the townhome units. The "Single-Family Detached Housing" (Land-Use Code 210) rate was used for the 19 single-family units. **Table 1** summarizes the trips projected to be generated by the proposed development during the weekday morning and weekday evening peak hours as well as on a daily basis. A copy of the ITE trip generation sheet is included in the Appendix.



Residential Development Lemont, Illinois

Directional Distribution

KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-316 Figure: 5

Table 1
ESTIMATED PEAK HOUR TRIP GENERATION

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
210	Single-Family Detached Housing – 19 Units	5	13	18	13	8	21	210	210	420
215	Single-Family Attached Housing – 63 Units	5	17	22	16	12	28	208	208	416
	Total New Trips	**10**	**30**	**40**	**29**	**20**	**49**	**418**	**418**	**836**

4. Projected Traffic Conditions

The total projected traffic volumes take into consideration the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed development.

Development Traffic Assignment

The estimated weekday morning and weekday evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). **Figure 6** illustrates the traffic assignment for the proposed development.

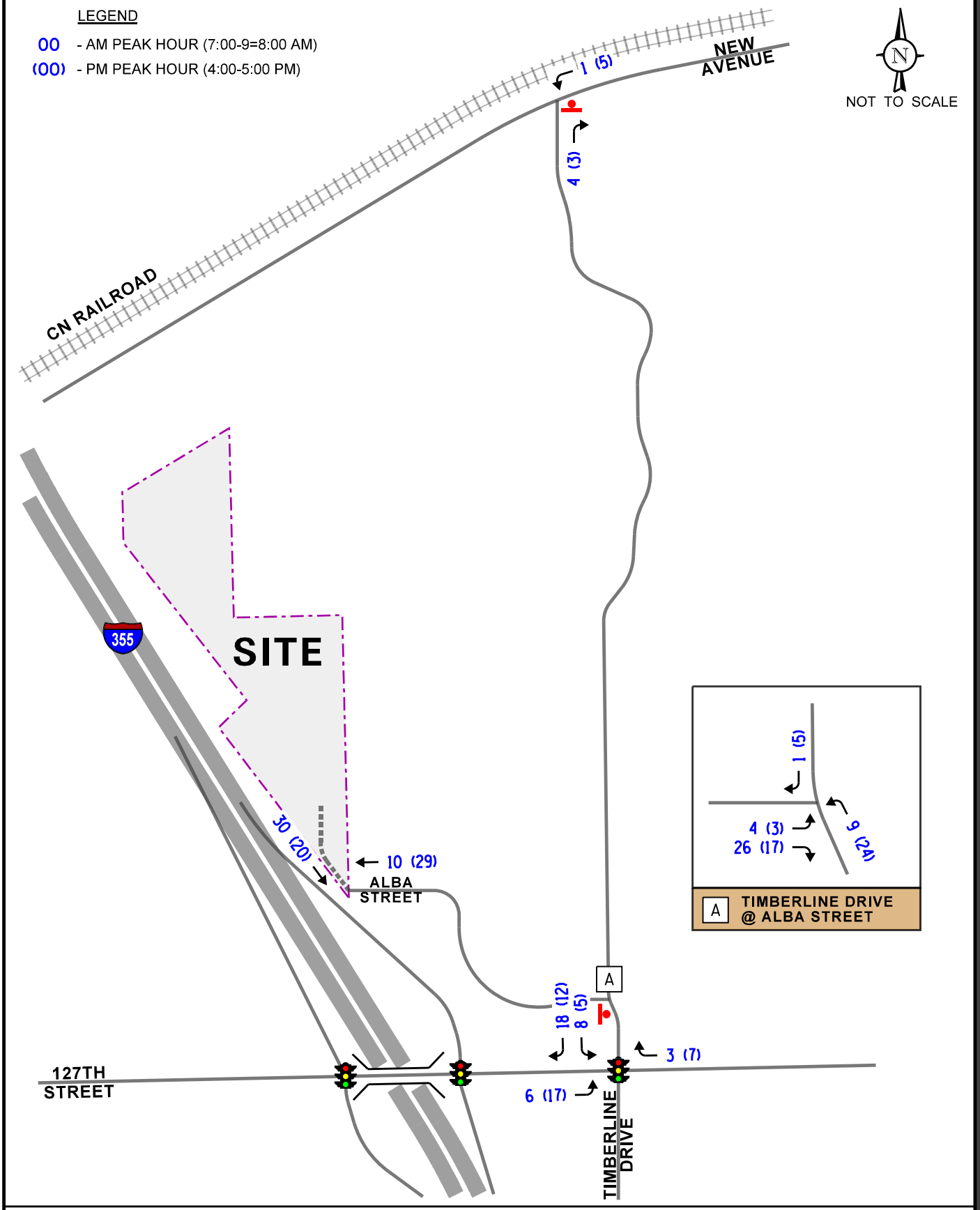
Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on AADT projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes are projected to increase by a compound annual growth rate of approximately 0.92 percent per year. As such, traffic volumes were increased by six percent to represent Year 2031 (buildout plus five years) conditions.

A copy of the CMAP projections letter is included in the Appendix. **Figure 7** illustrates the Year 2031 no-build traffic volumes.

Year 2031 Total Projected Traffic Volumes

The new development-generated traffic (Figures 6) was added to the Year 2031 no-build traffic volumes (Figure 7) to determine the Year 2031 total projected traffic volumes as illustrated in **Figure 8.**

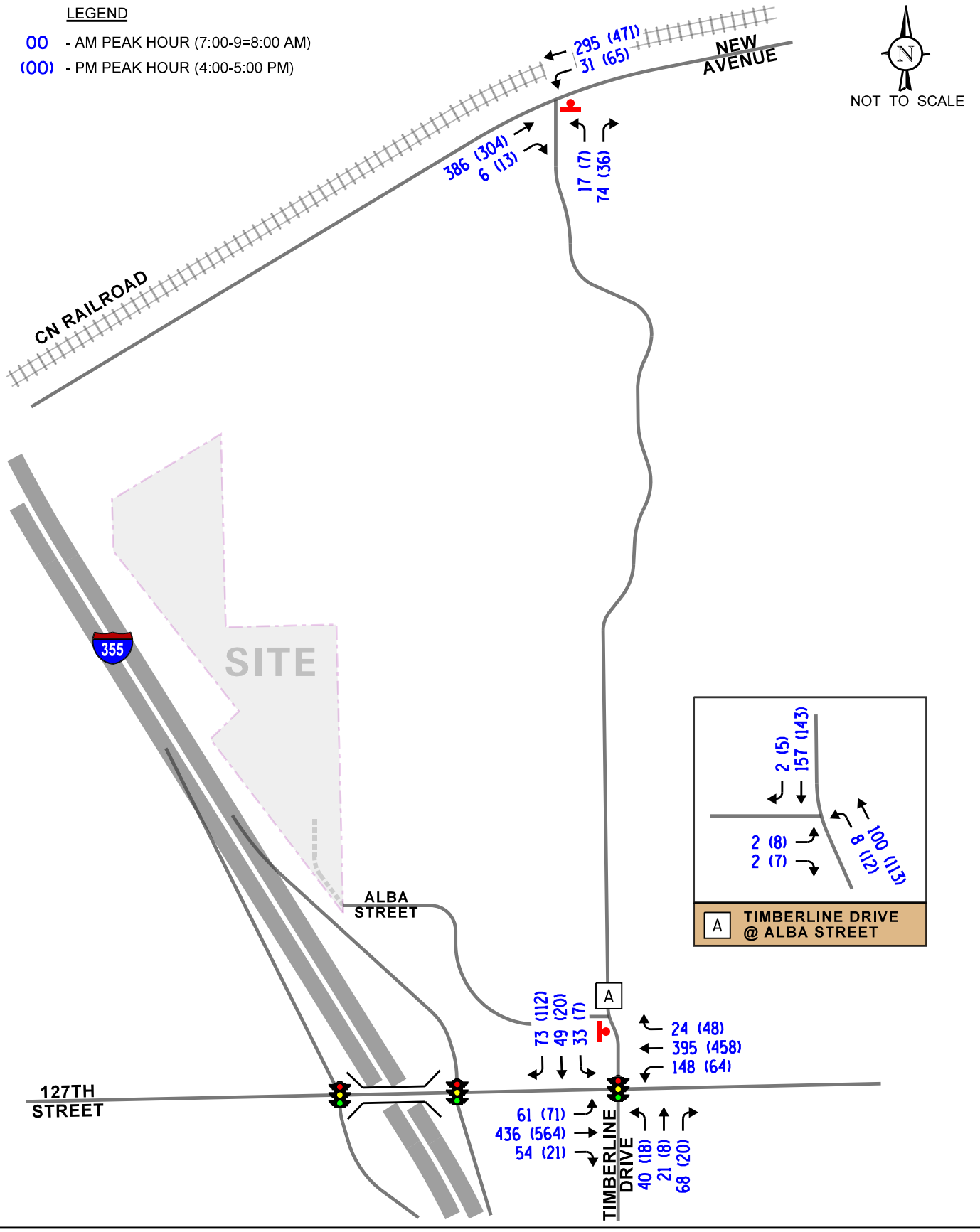


Residential Development Lemont, Illinois

Site-Generated Traffic Volumes

KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-316 Figure: 6

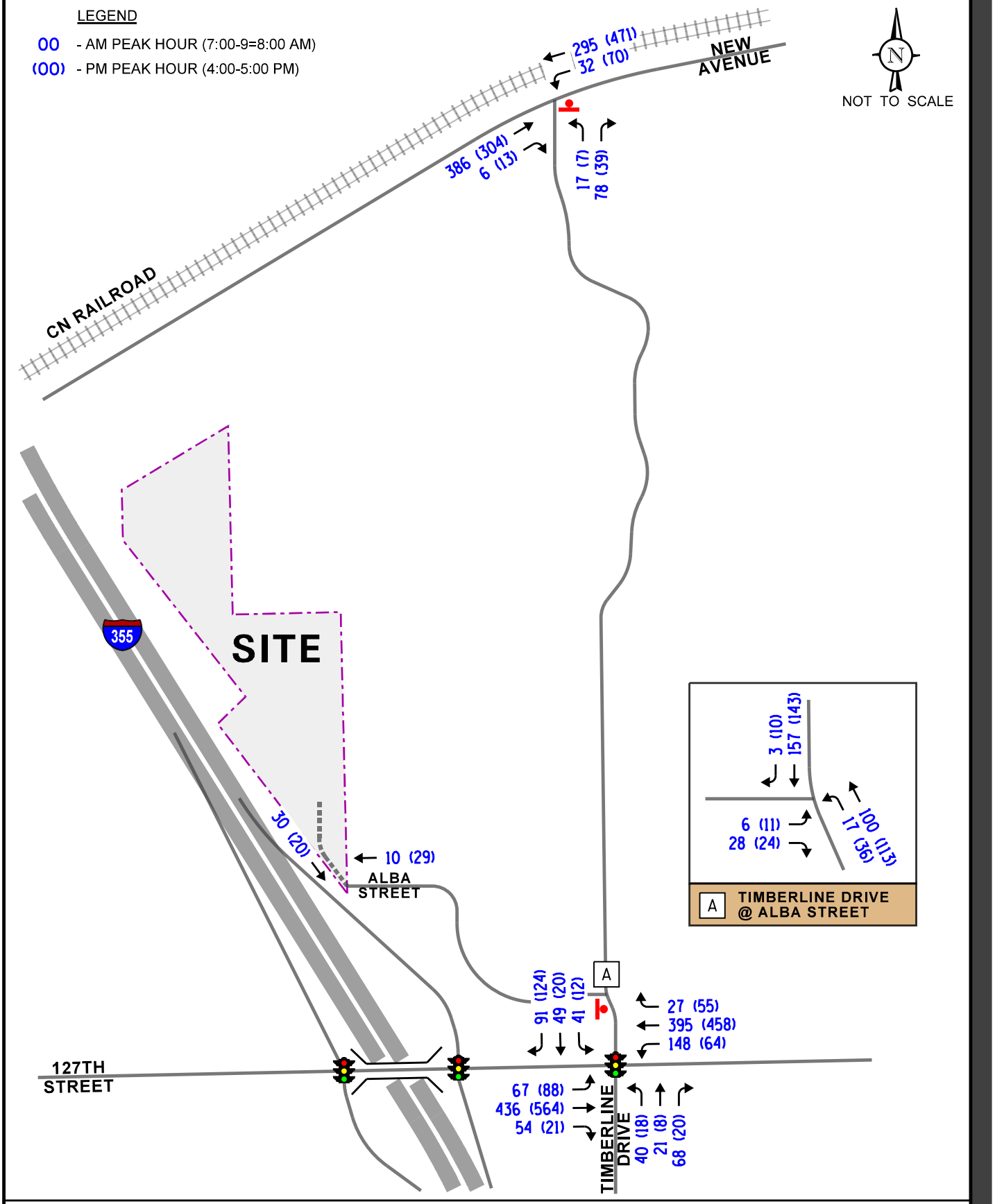


Residential Development Lemont, Illinois

Year 2031 No-Build Traffic Volumes

KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-316 Figure: 7



Residential Development
Lemont, Illinois

Year 2031 Total Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-316 Figure: 8

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the existing, Year 2031 no-build, and Year 2031 total projected conditions.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 7th Edition and analyzed using Synchro/SimTraffic 12 software. The analysis for the traffic-signal controlled intersection was accomplished using field measured cycle lengths and phasings to determine the average overall vehicle delay and levels of service.

The analysis for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (including the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service (LOS), which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, Year 2031 no-build, and Year 2031 total projected conditions are presented in **Tables 2** through **5**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 2
CAPACITY ANALYSIS RESULTS – TIMBERLINE DRIVE WITH 127TH STREET – SIGNALIZED

	Peak Hour	Eastbound			Westbound		Northbound		Southbound		Overall
		L	T	R	L	T/R	L	T/R	L	T/R	
Existing Conditions	Weekday Morning	A 4.3	B 16.2	A 1.3	A 5.0	B 10.6	D 53.3	B 19.9	D 43.2	C 30.3	B 15.4
		B – 13.4			A – 9.1		C – 30.3		C – 33.0		
	Weekday Evening	A 2.5	A 7.9	A 0.1	A 2.6	A 7.6	D 44.5	C 23.4	D 40.3	B 19.2	A 9.2
		A – 7.1			A – 7.1		C – 31.7		C – 20.3		
No-Build Conditions	Weekday Morning	A 4.7	B 18.0	A 1.5	A 5.6	B 11.4	D 54.7	B 19.2	D 43.2	C 31.4	B 16.4
		B – 14.9			A – 9.9		C – 30.2		C – 33.9		
	Weekday Evening	A 2.6	A 8.3	A 0.0	A 2.7	A 8.0	D 45.2	C 22.8	D 40.1	B 19.1	A 9.5
		A – 7.4			A – 7.4		C – 31.7		C – 20.1		
Projected Conditions	Weekday Morning	A 5.0	B 18.6	A 1.6	A 5.9	B 12.0	E 61.5	B 18.5	D 44.3	C 30.3	B 17.2
		B – 15.3			B – 10.5		C – 31.8		C – 33.5		
	Weekday Evening	A 2.8	A 8.4	A 0.0	A 2.7	A 8.3	D 46.1	C 22.7	D 41.1	B 18.8	A 9.7
		A – 7.4			A – 7.6		C – 32.0		C – 20.6		

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 3
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Timberline Drive with New Avenue[1]				
• Northbound Approach	B	12.7	B	12.5
• Westbound Left Turn	A	8.2	A	8.2
Timberline Drive with Alba Street[1]				
• Eastbound Approach	B	10.2	A	9.7
• Northbound Left Turn	A	7.7	A	7.5
LOS = Level of Service Delay is measured in seconds.	1 – One-way stop control			

Table 4
CAPACITY ANALYSIS RESULTS – YEAR 2031 NO-BUILD CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Timberline Drive with New Avenue[1]				
• Northbound Approach	B	13.2	B	12.9
• Westbound Left Turn	A	8.3	A	8.3
Timberline Drive with Alba Street[1]				
• Eastbound Approach	B	10.4	A	9.7
• Northbound Left Turn	A	7.7	A	7.5
LOS = Level of Service Delay is measured in seconds.	1 – One-way stop control			

Table 5
CAPACITY ANALYSIS RESULTS
YEAR 2031 PROJECTED CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Timberline Drive with New Avenue[1]				
• Northbound Approach	B	13.2	B	12.9
• Westbound Left Turn	A	8.3	A	8.3
Timberline Drive with Alba Street[1]				
• Eastbound Approach	B	10.3	A	9.8
• Northbound Left Turn	A	7.8	A	7.6

LOS = Level of Service
Delay is measured in seconds.
1 – One-way stop control

Discussion and Recommendations

The following is an evaluation of the analyzed intersections based on the projected traffic volumes and the capacity analyses performed.

Timberline Drive with 127th Street

The results of the capacity analyses indicate the following:

- This intersection currently operates at LOS B during the weekday morning peak hour and LOS A during the weekday evening peak hour.
- The eastbound and westbound approaches and movements currently operate at LOS B or better during both peak hours.
- The northbound and southbound approaches currently operate at LOS C during both peak hours.
- The northbound and southbound left-turn movements currently operate at LOS D during both peak hours. This is a result of the movements operating under a permitted phase only.

Under Year 2031 no-build conditions, this intersection and the critical movements are projected to continue to operate at existing level of service during the peak hours.

Under Year 2031 total projected conditions, this intersection is projected to continue to operate at existing levels of service during both peak hours. The critical movements are projected to continue to operate at existing level of service except for the northbound left-turn movement during the weekday morning peak hour which is projected to operate at LOS E. Like existing conditions, this is a result of the northbound and southbound left-turn movements operating under a permitted phase only. Further, the southbound 95th percentile queues are not projected to extend to Alba Street. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway or traffic control improvements are required.

Timberline Drive with New Avenue

The results of the capacity analyses indicate that the northbound approach currently operates at LOS B during both peak hours and the westbound left-turn movement currently operates at LOS A during both peak hours. Under Year 2031 no-build and total projected conditions, the northbound approach and westbound left-turn movement are projected to continue to operate at existing levels of service. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway or traffic control improvements are required.

Timberline Drive with Alba Street

The results of the capacity analyses indicate that the eastbound approach currently operates at LOS B during the weekday morning peak hour and LOS A during the weekday evening peak hour. The northbound left-turn movement currently operates at LOS A during both peak hours. Under Year 2031 no-build conditions, the eastbound approach and northbound left-turn are projected to continue operating at existing levels of service.

Under Year 2031 total projected conditions, the eastbound approach is projected to operate at LOS B during both peak hours. The northbound left-turn movements is projected to continue to operate at the existing LOS A during both peak hours. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway or traffic control improvements are required.

Alba Street Extension

As previously mentioned, access to the site will be provided via the extension of Alba Street north into the site. As discussed previously, the proposed development is estimated to generate approximately 90 to 100 cars during the peak hours which averages approximately one trip every 35 to 40 seconds. This low frequency of two-way traffic can be adequately accommodated by the proposed extension. The roadway extension between its current location to the first internal intersection is proposed to be 27 feet wide, which will be sufficient in ensuring adequate access is available at all times.

The proposed single point of access to serve the 82 residential homes is consistent with similar developments within the community and is adequate to accommodate the anticipated traffic volumes. For example, the Copper Ridge residential development operates with a single access point serving approximately 79 homes without operational concerns. Based on the projected traffic generation and the low frequency of peak hour trips, one access drive is sufficient to safely and efficiently serve the development. In addition, Beechen & Dill Homes will be making improvements to the existing Alba Street corridor, including widening of the pavement section, installation of curb and gutter, and repaving. These enhancements will improve the overall condition and functionality of Alba Street while providing safe and reliable access to the proposed development.

6. Conclusion

Based on existing conditions and the traffic capacity analyses for the full buildout of the development, the findings and recommendations of this study are outlined below:

- The site will be developed with 82 units containing 19 single-family units and 63 townhome units.

- The roadway system has sufficient capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or traffic control modifications are required.

- Access to the residential development will be provided via the extension of Alba Street north into the development.

- The proposed 27-foot-wide roadway extension of Alba Street between its existing terminus to the first internal intersection will be sufficient in ensuring adequate access to the site.

Appendix

Traffic Count Summary Sheets
Site Plan
ITE Trip Generation Sheets
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: New+Avenue+with+Timberline
TMC
Site Code:
Start Date: 11/04/2025

Turning Movement Data

Start Time	New Ave Eastbound					New Ave Westbound					Timberline Dr Northbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:00 AM	0	102	3	0	105	0	6	59	0	65	0	4	19	0	23	193
7:15 AM	0	95	1	0	96	0	8	74	0	82	0	2	18	0	20	198
7:30 AM	0	87	1	0	88	0	10	84	0	94	0	6	21	0	27	209
7:45 AM	0	80	1	0	81	0	5	61	0	66	0	4	12	0	16	163
Hourly Total	0	364	6	0	370	0	29	278	0	307	0	16	70	0	86	763
8:00 AM	0	62	5	0	67	0	7	65	0	72	0	1	7	0	8	147
8:15 AM	0	73	1	0	74	0	10	65	0	75	0	2	15	0	17	166
8:30 AM	0	52	3	0	55	0	7	42	0	49	0	1	4	0	5	109
8:45 AM	0	58	5	0	63	0	6	61	0	67	0	4	9	0	13	143
Hourly Total	0	245	14	0	259	0	30	233	0	263	0	8	35	0	43	565
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	87	1	0	88	0	12	137	0	149	0	2	11	0	13	250
4:15 PM	0	81	3	0	84	0	16	93	0	109	0	1	6	0	7	200
4:30 PM	0	63	6	0	69	0	20	114	0	134	0	3	11	0	14	217
4:45 PM	0	56	2	0	58	0	13	100	0	113	0	1	6	0	7	178
Hourly Total	0	287	12	0	299	0	61	444	0	505	0	7	34	0	41	845
5:00 PM	0	65	3	0	68	0	20	88	0	108	0	2	8	0	10	186
5:15 PM	0	65	2	0	67	0	11	113	0	124	0	1	17	0	18	209
5:30 PM	0	60	2	0	62	0	27	94	0	121	0	2	14	0	16	199
5:45 PM	0	55	3	0	58	0	11	61	0	72	0	1	10	0	11	141
Hourly Total	0	245	10	0	255	0	69	356	0	425	0	6	49	0	55	735
Grand Total	0	1141	42	0	1183	0	189	1311	0	1500	0	37	188	0	225	2908
Approach %	0.0	96.4	3.6	-	-	0.0	12.6	87.4	-	-	0.0	16.4	83.6	-	-	-
Total %	0.0	39.2	1.4	-	40.7	0.0	6.5	45.1	-	51.6	0.0	1.3	6.5	-	7.7	-
Lights	0	1006	40	-	1046	0	180	1179	-	1359	0	35	185	-	220	2625
% Lights	-	88.2	95.2	-	88.4	-	95.2	89.9	-	90.6	-	94.6	98.4	-	97.8	90.3
Buses	0	2	1	-	3	0	4	0	-	4	0	0	2	-	2	9
% Buses	-	0.2	2.4	-	0.3	-	2.1	0.0	-	0.3	-	0.0	1.1	-	0.9	0.3
Single-Unit Trucks	0	24	1	-	25	0	2	24	-	26	0	1	1	-	2	53
% Single-Unit Trucks	-	2.1	2.4	-	2.1	-	1.1	1.8	-	1.7	-	2.7	0.5	-	0.9	1.8
Articulated Trucks	0	109	0	-	109	0	1	108	-	109	0	0	0	-	0	218
% Articulated Trucks	-	9.6	0.0	-	9.2	-	0.5	8.2	-	7.3	-	0.0	0.0	-	0.0	7.5
Bicycles on Road	0	0	0	-	0	0	2	0	-	2	0	1	0	-	1	3
% Bicycles on Road	-	0.0	0.0	-	0.0	-	1.1	0.0	-	0.1	-	2.7	0.0	-	0.4	0.1
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: New+Avenue+with+Timberline
TMC
Site Code:
Start Date: 11/04/2025

Turning Movement Peak Hour Data (7:00 AM)

Start Time	New Ave Eastbound					New Ave Westbound					Timberline Dr Northbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:00 AM	0	102	3	0	105	0	6	59	0	65	0	4	19	0	23	193
7:15 AM	0	95	1	0	96	0	8	74	0	82	0	2	18	0	20	198
7:30 AM	0	87	1	0	88	0	10	84	0	94	0	6	21	0	27	209
7:45 AM	0	80	1	0	81	0	5	61	0	66	0	4	12	0	16	163
Total	0	364	6	0	370	0	29	278	0	307	0	16	70	0	86	763
Approach %	0.0	98.4	1.6	-	-	0.0	9.4	90.6	-	-	0.0	18.6	81.4	-	-	-
Total %	0.0	47.7	0.8	-	48.5	0.0	3.8	36.4	-	40.2	0.0	2.1	9.2	-	11.3	-
PHF	0.000	0.892	0.500	-	0.881	0.000	0.725	0.827	-	0.816	0.000	0.667	0.833	-	0.796	0.913
Lights	0	314	5	-	319	0	28	236	-	264	0	15	70	-	85	668
% Lights	-	86.3	83.3	-	86.2	-	96.6	84.9	-	86.0	-	93.8	100.0	-	98.8	87.5
Buses	0	0	1	-	1	0	1	0	-	1	0	0	0	-	0	2
% Buses	-	0.0	16.7	-	0.3	-	3.4	0.0	-	0.3	-	0.0	0.0	-	0.0	0.3
Single-Unit Trucks	0	7	0	-	7	0	0	7	-	7	0	1	0	-	1	15
% Single-Unit Trucks	-	1.9	0.0	-	1.9	-	0.0	2.5	-	2.3	-	6.3	0.0	-	1.2	2.0
Articulated Trucks	0	43	0	-	43	0	0	35	-	35	0	0	0	-	0	78
% Articulated Trucks	-	11.8	0.0	-	11.6	-	0.0	12.6	-	11.4	-	0.0	0.0	-	0.0	10.2
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: New+Avenue+with+Timberline
TMC
Site Code:
Start Date: 11/04/2025

Turning Movement Peak Hour Data (4:00 PM)

Start Time	New Ave Eastbound					New Ave Westbound					Timberline Dr Northbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
4:00 PM	0	87	1	0	88	0	12	137	0	149	0	2	11	0	13	250
4:15 PM	0	81	3	0	84	0	16	93	0	109	0	1	6	0	7	200
4:30 PM	0	63	6	0	69	0	20	114	0	134	0	3	11	0	14	217
4:45 PM	0	56	2	0	58	0	13	100	0	113	0	1	6	0	7	178
Total	0	287	12	0	299	0	61	444	0	505	0	7	34	0	41	845
Approach %	0.0	96.0	4.0	-	-	0.0	12.1	87.9	-	-	0.0	17.1	82.9	-	-	-
Total %	0.0	34.0	1.4	-	35.4	0.0	7.2	52.5	-	59.8	0.0	0.8	4.0	-	4.9	-
PHF	0.000	0.825	0.500	-	0.849	0.000	0.763	0.810	-	0.847	0.000	0.583	0.773	-	0.732	0.845
Lights	0	262	12	-	274	0	59	422	-	481	0	7	32	-	39	794
% Lights	-	91.3	100.0	-	91.6	-	96.7	95.0	-	95.2	-	100.0	94.1	-	95.1	94.0
Buses	0	1	0	-	1	0	1	0	-	1	0	0	1	-	1	3
% Buses	-	0.3	0.0	-	0.3	-	1.6	0.0	-	0.2	-	0.0	2.9	-	2.4	0.4
Single-Unit Trucks	0	4	0	-	4	0	1	6	-	7	0	0	1	-	1	12
% Single-Unit Trucks	-	1.4	0.0	-	1.3	-	1.6	1.4	-	1.4	-	0.0	2.9	-	2.4	1.4
Articulated Trucks	0	20	0	-	20	0	0	16	-	16	0	0	0	-	0	36
% Articulated Trucks	-	7.0	0.0	-	6.7	-	0.0	3.6	-	3.2	-	0.0	0.0	-	0.0	4.3
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Timberland Rd And Alba ST
Morning
Site Code:
Start Date: 11/04/2025

Turning Movement Data

Start Time	Alba St Eastbound					Timberline Rd Northbound					Timberline Rd Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
7:00 AM	0	1	0	0	1	0	2	13	0	15	0	35	1	1	36	52
7:15 AM	0	0	1	0	1	0	0	39	0	39	0	60	1	1	61	101
7:30 AM	0	0	1	0	1	0	3	20	1	23	0	26	0	0	26	50
7:45 AM	0	1	0	1	1	0	3	22	0	25	0	27	0	0	27	53
Hourly Total	0	2	2	1	4	0	8	94	1	102	0	148	2	2	150	256
8:00 AM	0	2	1	1	3	0	1	9	0	10	0	30	1	0	31	44
8:15 AM	0	0	1	0	1	0	3	15	0	18	0	24	3	0	27	46
8:30 AM	0	1	1	0	2	0	1	25	0	26	0	23	3	0	26	54
8:45 AM	0	3	0	0	3	0	3	18	0	21	0	16	2	0	18	42
Hourly Total	0	6	3	1	9	0	8	67	0	75	0	93	9	0	102	186
Grand Total	0	8	5	2	13	0	16	161	1	177	0	241	11	2	252	442
Approach %	0.0	61.5	38.5	-	-	0.0	9.0	91.0	-	-	0.0	95.6	4.4	-	-	-
Total %	0.0	1.8	1.1	-	2.9	0.0	3.6	36.4	-	40.0	0.0	54.5	2.5	-	57.0	-
Lights	0	8	5	-	13	0	15	159	-	174	0	232	11	-	243	430
% Lights	-	100.0	100.0	-	100.0	-	93.8	98.8	-	98.3	-	96.3	100.0	-	96.4	97.3
Buses	0	0	0	-	0	0	0	0	-	0	0	4	0	-	4	4
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	1.7	0.0	-	1.6	0.9
Single-Unit Trucks	0	0	0	-	0	0	1	2	-	3	0	2	0	-	2	5
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	6.3	1.2	-	1.7	-	0.8	0.0	-	0.8	1.1
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	1	0	-	1	1
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.4	0.0	-	0.4	0.2
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	2	0	-	2	2
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.8	0.0	-	0.8	0.5
Pedestrians	-	-	-	2	-	-	-	-	1	-	-	-	-	2	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Timberland Rd And Alba ST
Morning
Site Code:
Start Date: 11/04/2025

Turning Movement Peak Hour Data (7:00 AM)

Start Time	Alba St Eastbound					Timberline Rd Northbound					Timberline Rd Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
7:00 AM	0	1	0	0	1	0	2	13	0	15	0	35	1	1	36	52
7:15 AM	0	0	1	0	1	0	0	39	0	39	0	60	1	1	61	101
7:30 AM	0	0	1	0	1	0	3	20	1	23	0	26	0	0	26	50
7:45 AM	0	1	0	1	1	0	3	22	0	25	0	27	0	0	27	53
Total	0	2	2	1	4	0	8	94	1	102	0	148	2	2	150	256
Approach %	0.0	50.0	50.0	-	-	0.0	7.8	92.2	-	-	0.0	98.7	1.3	-	-	-
Total %	0.0	0.8	0.8	-	1.6	0.0	3.1	36.7	-	39.8	0.0	57.8	0.8	-	58.6	-
PHF	0.000	0.500	0.500	-	1.000	0.000	0.667	0.603	-	0.654	0.000	0.617	0.500	-	0.615	0.634
Lights	0	2	2	-	4	0	8	92	-	100	0	141	2	-	143	247
% Lights	-	100.0	100.0	-	100.0	-	100.0	97.9	-	98.0	-	95.3	100.0	-	95.3	96.5
Buses	0	0	0	-	0	0	0	0	-	0	0	4	0	-	4	4
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	2.7	0.0	-	2.7	1.6
Single-Unit Trucks	0	0	0	-	0	0	0	2	-	2	0	1	0	-	1	3
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.0	2.1	-	2.0	-	0.7	0.0	-	0.7	1.2
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	2	0	-	2	2
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	1.4	0.0	-	1.3	0.8
Pedestrians	-	-	-	1	-	-	-	-	1	-	-	-	-	2	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Timberline Rd and Alba St TMC
Site Code:
Start Date: 11/05/2025

Turning Movement Data

Start Time	Alba St Eastbound					Timberline Rd Northbound					Timberline Rd Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
4:00 PM	0	0	2	0	2	0	3	28	0	31	0	32	3	0	35	68
4:15 PM	0	3	1	0	4	0	3	31	0	34	0	37	1	0	38	76
4:30 PM	0	1	2	0	3	0	3	15	0	18	0	34	1	0	35	56
4:45 PM	0	4	2	0	6	0	2	33	0	35	0	32	0	0	32	73
Hourly Total	0	8	7	0	15	0	11	107	0	118	0	135	5	0	140	273
5:00 PM	0	1	5	0	6	0	1	29	0	30	0	30	0	1	30	66
5:15 PM	0	1	4	0	5	0	1	23	0	24	0	39	0	1	39	68
5:30 PM	0	1	4	0	5	0	2	24	0	26	0	36	0	0	36	67
5:45 PM	0	0	1	0	1	0	1	31	0	32	0	20	0	0	20	53
Hourly Total	0	3	14	0	17	0	5	107	0	112	0	125	0	2	125	254
Grand Total	0	11	21	0	32	0	16	214	0	230	0	260	5	2	265	527
Approach %	0.0	34.4	65.6	-	-	0.0	7.0	93.0	-	-	0.0	98.1	1.9	-	-	-
Total %	0.0	2.1	4.0	-	6.1	0.0	3.0	40.6	-	43.6	0.0	49.3	0.9	-	50.3	-
Lights	0	11	21	-	32	0	16	211	-	227	0	256	5	-	261	520
% Lights	-	100.0	100.0	-	100.0	-	100.0	98.6	-	98.7	-	98.5	100.0	-	98.5	98.7
Buses	0	0	0	-	0	0	0	1	-	1	0	1	0	-	1	2
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.5	-	0.4	-	0.4	0.0	-	0.4	0.4
Single-Unit Trucks	0	0	0	-	0	0	0	1	-	1	0	1	0	-	1	2
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.0	0.5	-	0.4	-	0.4	0.0	-	0.4	0.4
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	1	-	1	0	2	0	-	2	3
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.5	-	0.4	-	0.8	0.0	-	0.8	0.6
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	2	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Timberline Rd and Alba St TMC
Site Code:
Start Date: 11/05/2025

Turning Movement Peak Hour Data (4:00 PM)

Start Time	Alba St Eastbound					Timberline Rd Northbound					Timberline Rd Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
4:00 PM	0	0	2	0	2	0	3	28	0	31	0	32	3	0	35	68
4:15 PM	0	3	1	0	4	0	3	31	0	34	0	37	1	0	38	76
4:30 PM	0	1	2	0	3	0	3	15	0	18	0	34	1	0	35	56
4:45 PM	0	4	2	0	6	0	2	33	0	35	0	32	0	0	32	73
Total	0	8	7	0	15	0	11	107	0	118	0	135	5	0	140	273
Approach %	0.0	53.3	46.7	-	-	0.0	9.3	90.7	-	-	0.0	96.4	3.6	-	-	-
Total %	0.0	2.9	2.6	-	5.5	0.0	4.0	39.2	-	43.2	0.0	49.5	1.8	-	51.3	-
PHF	0.000	0.500	0.875	-	0.625	0.000	0.917	0.811	-	0.843	0.000	0.912	0.417	-	0.921	0.898
Lights	0	8	7	-	15	0	11	106	-	117	0	133	5	-	138	270
% Lights	-	100.0	100.0	-	100.0	-	100.0	99.1	-	99.2	-	98.5	100.0	-	98.6	98.9
Buses	0	0	0	-	0	0	0	1	-	1	0	0	0	-	0	1
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.9	-	0.8	-	0.0	0.0	-	0.0	0.4
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	1	0	-	1	1
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.7	0.0	-	0.7	0.4
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	1	0	-	1	1
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.7	0.0	-	0.7	0.4
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: w+127th+st+with+timberline+dr
TMC
Site Code:
Start Date: 11/04/2025

Turning Movement Data

Start Time	127th St Eastbound						127th St Westbound						Timberline Dr Northbound						Timberline Dr Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	10	82	16	0	108	0	48	101	2	7	151	0	1	1	5	0	7	0	5	6	19	0	30	296
7:15 AM	0	13	102	30	0	145	0	77	93	4	5	174	0	30	17	49	1	96	0	3	39	16	0	58	473
7:30 AM	0	19	114	3	0	136	0	11	85	9	0	105	0	5	2	9	0	16	0	12	0	16	0	28	285
7:45 AM	0	16	113	2	0	131	0	4	94	8	1	106	0	2	0	1	0	3	0	11	1	18	0	30	270
Hourly Total	0	58	411	51	0	520	0	140	373	23	13	536	0	38	20	64	1	122	0	31	46	69	0	146	1324
8:00 AM	0	4	91	0	0	95	0	5	70	9	3	84	0	1	1	4	0	6	0	11	1	13	0	25	210
8:15 AM	0	14	109	2	0	125	0	2	83	8	0	93	0	2	0	3	0	5	0	8	0	20	0	28	251
8:30 AM	0	11	112	1	0	124	0	1	90	16	1	107	0	1	1	2	0	4	0	10	0	17	0	27	262
8:45 AM	1	10	97	2	0	110	0	4	88	7	0	99	0	1	2	0	0	3	0	7	1	6	0	14	226
Hourly Total	1	39	409	5	0	454	0	12	331	40	4	383	0	5	4	9	0	18	0	36	2	56	0	94	949
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	14	145	5	0	164	0	9	115	9	1	133	0	7	0	3	0	10	0	8	4	23	0	35	342
4:15 PM	0	16	130	1	0	147	0	6	96	13	0	115	0	5	4	10	0	19	0	15	2	20	0	37	318
4:30 PM	0	21	130	6	0	157	0	10	118	13	3	141	0	4	1	3	0	8	0	13	4	25	0	42	348
4:45 PM	0	16	127	8	0	151	0	35	103	10	2	148	0	1	3	3	0	7	0	6	4	17	0	27	333
Hourly Total	0	67	532	20	0	619	0	60	432	45	6	537	0	17	8	19	0	44	0	42	14	85	0	141	1341
5:00 PM	0	17	104	6	0	127	0	20	95	15	3	130	0	10	3	34	0	47	0	10	0	15	0	25	329
5:15 PM	0	24	119	4	0	147	0	14	118	14	1	146	0	5	1	10	0	16	0	12	3	27	0	42	351
5:30 PM	0	26	120	3	0	149	0	11	73	8	1	92	0	4	1	10	0	15	0	11	0	27	0	38	294
5:45 PM	0	19	102	4	0	125	0	10	77	5	0	92	0	1	1	13	0	15	0	8	1	12	0	21	253
Hourly Total	0	86	445	17	0	548	0	55	363	42	5	460	0	20	6	67	0	93	0	41	4	81	0	126	1227
Grand Total	1	250	1797	93	0	2141	0	267	1499	150	28	1916	0	80	38	159	1	277	0	150	66	291	0	507	4841
Approach %	0.0	11.7	83.9	4.3	-	-	0.0	13.9	78.2	7.8	-	-	0.0	28.9	13.7	57.4	-	-	0.0	29.6	13.0	57.4	-	-	-
Total %	0.0	5.2	37.1	1.9	-	44.2	0.0	5.5	31.0	3.1	-	39.6	0.0	1.7	0.8	3.3	-	5.7	0.0	3.1	1.4	6.0	-	10.5	-
Lights	1	245	1719	88	-	2053	0	246	1440	149	-	1835	0	78	38	137	-	253	0	149	64	277	-	490	4631
% Lights	100.0	98.0	95.7	94.6	-	95.9	-	92.1	96.1	99.3	-	95.8	-	97.5	100.0	86.2	-	91.3	-	99.3	97.0	95.2	-	96.6	95.7
Buses	0	0	12	4	-	16	0	21	7	1	-	29	0	0	0	22	-	22	0	0	2	3	-	5	72
% Buses	0.0	0.0	0.7	4.3	-	0.7	-	7.9	0.5	0.7	-	1.5	-	0.0	0.0	13.8	-	7.9	-	0.0	3.0	1.0	-	1.0	1.5
Single-Unit Trucks	0	4	36	1	-	41	0	0	26	0	-	26	0	2	0	0	-	2	0	1	0	8	-	9	78
% Single-Unit Trucks	0.0	1.6	2.0	1.1	-	1.9	-	0.0	1.7	0.0	-	1.4	-	2.5	0.0	0.0	-	0.7	-	0.7	0.0	2.7	-	1.8	1.6
Articulated Trucks	0	1	30	0	-	31	0	0	26	0	-	26	0	0	0	0	-	0	0	0	0	2	-	2	59
% Articulated Trucks	0.0	0.4	1.7	0.0	-	1.4	-	0.0	1.7	0.0	-	1.4	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.7	-	0.4	1.2
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	1	-	1	1

% Bicycles on Road	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.3	-	0.2	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	28	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: w+127th+st+with+timberline+dr
TMC
Site Code:
Start Date: 11/04/2025

Turning Movement Peak Hour Data (7:00 AM)

Start Time	127th St Eastbound						127th St Westbound						Timberline Dr Northbound						Timberline Dr Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	10	82	16	0	108	0	48	101	2	7	151	0	1	1	5	0	7	0	5	6	19	0	30	296
7:15 AM	0	13	102	30	0	145	0	77	93	4	5	174	0	30	17	49	1	96	0	3	39	16	0	58	473
7:30 AM	0	19	114	3	0	136	0	11	85	9	0	105	0	5	2	9	0	16	0	12	0	16	0	28	285
7:45 AM	0	16	113	2	0	131	0	4	94	8	1	106	0	2	0	1	0	3	0	11	1	18	0	30	270
Total	0	58	411	51	0	520	0	140	373	23	13	536	0	38	20	64	1	122	0	31	46	69	0	146	1324
Approach %	0.0	11.2	79.0	9.8	-	-	0.0	26.1	69.6	4.3	-	-	0.0	31.1	16.4	52.5	-	-	0.0	21.2	31.5	47.3	-	-	-
Total %	0.0	4.4	31.0	3.9	-	39.3	0.0	10.6	28.2	1.7	-	40.5	0.0	2.9	1.5	4.8	-	9.2	0.0	2.3	3.5	5.2	-	11.0	-
PHF	0.000	0.763	0.901	0.425	-	0.897	0.000	0.455	0.923	0.639	-	0.770	0.000	0.317	0.294	0.327	-	0.318	0.000	0.646	0.295	0.908	-	0.629	0.700
Lights	0	56	373	48	-	477	0	120	355	23	-	498	0	38	20	44	-	102	0	31	44	65	-	140	1217
% Lights	-	96.6	90.8	94.1	-	91.7	-	85.7	95.2	100.0	-	92.9	-	100.0	100.0	68.8	-	83.6	-	100.0	95.7	94.2	-	95.9	91.9
Buses	0	0	2	3	-	5	0	20	1	0	-	21	0	0	0	20	-	20	0	0	2	2	-	4	50
% Buses	-	0.0	0.5	5.9	-	1.0	-	14.3	0.3	0.0	-	3.9	-	0.0	0.0	31.3	-	16.4	-	0.0	4.3	2.9	-	2.7	3.8
Single-Unit Trucks	0	2	21	0	-	23	0	0	11	0	-	11	0	0	0	0	-	0	0	0	0	1	-	1	35
% Single-Unit Trucks	-	3.4	5.1	0.0	-	4.4	-	0.0	2.9	0.0	-	2.1	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	1.4	-	0.7	2.6
Articulated Trucks	0	0	15	0	-	15	0	0	6	0	-	6	0	0	0	0	-	0	0	0	0	0	-	0	21
% Articulated Trucks	-	0.0	3.6	0.0	-	2.9	-	0.0	1.6	0.0	-	1.1	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	1.6
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	1	-	1	1
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	1.4	-	0.7	0.1
Pedestrians	-	-	-	-	0	-	-	-	-	-	13	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: w+127th+st+with+timberline+dr
TMC
Site Code:
Start Date: 11/04/2025

Turning Movement Peak Hour Data (4:00 PM)

Start Time	127th St Eastbound						127th St Westbound						Timberline Dr Northbound						Timberline Dr Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:00 PM	0	14	145	5	0	164	0	9	115	9	1	133	0	7	0	3	0	10	0	8	4	23	0	35	342
4:15 PM	0	16	130	1	0	147	0	6	96	13	0	115	0	5	4	10	0	19	0	15	2	20	0	37	318
4:30 PM	0	21	130	6	0	157	0	10	118	13	3	141	0	4	1	3	0	8	0	13	4	25	0	42	348
4:45 PM	0	16	127	8	0	151	0	35	103	10	2	148	0	1	3	3	0	7	0	6	4	17	0	27	333
Total	0	67	532	20	0	619	0	60	432	45	6	537	0	17	8	19	0	44	0	42	14	85	0	141	1341
Approach %	0.0	10.8	85.9	3.2	-	-	0.0	11.2	80.4	8.4	-	-	0.0	38.6	18.2	43.2	-	-	0.0	29.8	9.9	60.3	-	-	-
Total %	0.0	5.0	39.7	1.5	-	46.2	0.0	4.5	32.2	3.4	-	40.0	0.0	1.3	0.6	1.4	-	3.3	0.0	3.1	1.0	6.3	-	10.5	-
PHF	0.000	0.798	0.917	0.625	-	0.944	0.000	0.429	0.915	0.865	-	0.907	0.000	0.607	0.500	0.475	-	0.579	0.000	0.700	0.875	0.850	-	0.839	0.963
Lights	0	65	523	18	-	606	0	59	426	44	-	529	0	16	8	17	-	41	0	42	14	80	-	136	1312
% Lights	-	97.0	98.3	90.0	-	97.9	-	98.3	98.6	97.8	-	98.5	-	94.1	100.0	89.5	-	93.2	-	100.0	100.0	94.1	-	96.5	97.8
Buses	0	0	4	1	-	5	0	1	2	1	-	4	0	0	0	2	-	2	0	0	0	1	-	1	12
% Buses	-	0.0	0.8	5.0	-	0.8	-	1.7	0.5	2.2	-	0.7	-	0.0	0.0	10.5	-	4.5	-	0.0	0.0	1.2	-	0.7	0.9
Single-Unit Trucks	0	1	1	1	-	3	0	0	3	0	-	3	0	1	0	0	-	1	0	0	0	4	-	4	11
% Single-Unit Trucks	-	1.5	0.2	5.0	-	0.5	-	0.0	0.7	0.0	-	0.6	-	5.9	0.0	0.0	-	2.3	-	0.0	0.0	4.7	-	2.8	0.8
Articulated Trucks	0	1	4	0	-	5	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	6
% Articulated Trucks	-	1.5	0.8	0.0	-	0.8	-	0.0	0.2	0.0	-	0.2	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.4
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	6	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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(847)518-9990 dfreeman@kloainc.com

Count Name: 127th st and timberline Dr
Site Code:
Start Date: 11/04/2025

Turning Movement Data

Start Time	127th st Eastbound						127th st Westbound						Timberline Dr Northbound						Timberline Dr Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
2:00 PM	0	8	66	3	0	77	0	31	92	7	0	130	0	1	0	3	0	4	0	10	1	10	0	21	232
2:15 PM	0	11	80	3	0	94	0	33	78	9	0	120	0	1	1	8	0	10	0	12	6	12	0	30	254
2:30 PM	0	15	98	2	0	115	0	5	88	18	18	111	0	11	9	58	0	78	0	3	3	23	0	29	333
2:45 PM	0	11	99	1	0	111	0	2	109	7	0	118	0	12	3	8	0	23	0	11	2	11	0	24	276
Hourly Total	0	45	343	9	0	397	0	71	367	41	18	479	0	25	13	77	0	115	0	36	12	56	0	104	1095
3:00 PM	0	13	96	1	0	110	0	1	91	6	0	98	0	9	0	7	0	16	0	9	0	23	0	32	256
3:15 PM	0	10	111	1	0	122	0	0	105	5	0	110	0	2	2	6	0	10	0	11	1	12	0	24	266
3:30 PM	0	14	109	3	0	126	0	3	120	9	5	132	0	1	0	5	0	6	0	4	0	18	0	22	286
3:45 PM	0	17	121	4	0	142	0	8	102	13	0	123	1	5	0	7	0	13	0	13	1	21	0	35	313
Hourly Total	0	54	437	9	0	500	0	12	418	33	5	463	1	17	2	25	0	45	0	37	2	74	0	113	1121
Grand Total	0	99	780	18	0	897	0	83	785	74	23	942	1	42	15	102	0	160	0	73	14	130	0	217	2216
Approach %	0.0	11.0	87.0	2.0	-	-	0.0	8.8	83.3	7.9	-	-	0.6	26.3	9.4	63.8	-	-	0.0	33.6	6.5	59.9	-	-	-
Total %	0.0	4.5	35.2	0.8	-	40.5	0.0	3.7	35.4	3.3	-	42.5	0.0	1.9	0.7	4.6	-	7.2	0.0	3.3	0.6	5.9	-	9.8	-
Lights	0	98	756	18	-	872	0	59	756	63	-	878	1	40	14	78	-	133	0	70	13	128	-	211	2094
% Lights	-	99.0	96.9	100.0	-	97.2	-	71.1	96.3	85.1	-	93.2	100.0	95.2	93.3	76.5	-	83.1	-	95.9	92.9	98.5	-	97.2	94.5
Buses	0	0	7	0	-	7	0	24	5	0	-	29	0	2	1	24	-	27	0	1	1	0	-	2	65
% Buses	-	0.0	0.9	0.0	-	0.8	-	28.9	0.6	0.0	-	3.1	0.0	4.8	6.7	23.5	-	16.9	-	1.4	7.1	0.0	-	0.9	2.9
Single-Unit Trucks	0	1	11	0	-	12	0	0	17	1	-	18	0	0	0	0	-	0	0	1	0	2	-	3	33
% Single-Unit Trucks	-	1.0	1.4	0.0	-	1.3	-	0.0	2.2	1.4	-	1.9	0.0	0.0	0.0	0.0	-	0.0	-	1.4	0.0	1.5	-	1.4	1.5
Articulated Trucks	0	0	6	0	-	6	0	0	7	0	-	7	0	0	0	0	-	0	0	1	0	0	-	1	14
% Articulated Trucks	-	0.0	0.8	0.0	-	0.7	-	0.0	0.9	0.0	-	0.7	0.0	0.0	0.0	0.0	-	0.0	-	1.4	0.0	0.0	-	0.5	0.6
Bicycles on Road	0	0	0	0	-	0	0	0	0	10	-	10	0	0	0	0	-	0	0	0	0	0	-	0	10
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	13.5	-	1.1	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.5
Pedestrians	-	-	-	-	0	-	-	-	-	-	23	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: 127th st and timberline Dr
Site Code:
Start Date: 11/04/2025

Turning Movement Peak Hour Data (2:30 PM)

Start Time	127th st Eastbound						127th st Westbound						Timberline Dr Northbound						Timberline Dr Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
2:30 PM	0	15	98	2	0	115	0	5	88	18	18	111	0	11	9	58	0	78	0	3	3	23	0	29	333
2:45 PM	0	11	99	1	0	111	0	2	109	7	0	118	0	12	3	8	0	23	0	11	2	11	0	24	276
3:00 PM	0	13	96	1	0	110	0	1	91	6	0	98	0	9	0	7	0	16	0	9	0	23	0	32	256
3:15 PM	0	10	111	1	0	122	0	0	105	5	0	110	0	2	2	6	0	10	0	11	1	12	0	24	266
Total	0	49	404	5	0	458	0	8	393	36	18	437	0	34	14	79	0	127	0	34	6	69	0	109	1131
Approach %	0.0	10.7	88.2	1.1	-	-	0.0	1.8	89.9	8.2	-	-	0.0	26.8	11.0	62.2	-	-	0.0	31.2	5.5	63.3	-	-	-
Total %	0.0	4.3	35.7	0.4	-	40.5	0.0	0.7	34.7	3.2	-	38.6	0.0	3.0	1.2	7.0	-	11.2	0.0	3.0	0.5	6.1	-	9.6	-
PHF	0.000	0.817	0.910	0.625	-	0.939	0.000	0.400	0.901	0.500	-	0.926	0.000	0.708	0.389	0.341	-	0.407	0.000	0.773	0.500	0.750	-	0.852	0.849
Lights	0	49	391	5	-	445	0	7	371	26	-	404	0	32	13	57	-	102	0	33	5	67	-	105	1056
% Lights	-	100.0	96.8	100.0	-	97.2	-	87.5	94.4	72.2	-	92.4	-	94.1	92.9	72.2	-	80.3	-	97.1	83.3	97.1	-	96.3	93.4
Buses	0	0	6	0	-	6	0	1	5	0	-	6	0	2	1	22	-	25	0	1	1	0	-	2	39
% Buses	-	0.0	1.5	0.0	-	1.3	-	12.5	1.3	0.0	-	1.4	-	5.9	7.1	27.8	-	19.7	-	2.9	16.7	0.0	-	1.8	3.4
Single-Unit Trucks	0	0	6	0	-	6	0	0	12	0	-	12	0	0	0	0	-	0	0	0	0	2	-	2	20
% Single-Unit Trucks	-	0.0	1.5	0.0	-	1.3	-	0.0	3.1	0.0	-	2.7	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	2.9	-	1.8	1.8
Articulated Trucks	0	0	1	0	-	1	0	0	5	0	-	5	0	0	0	0	-	0	0	0	0	0	-	0	6
% Articulated Trucks	-	0.0	0.2	0.0	-	0.2	-	0.0	1.3	0.0	-	1.1	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.5
Bicycles on Road	0	0	0	0	-	0	0	0	0	10	-	10	0	0	0	0	-	0	0	0	0	0	-	0	10
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	27.8	-	2.3	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.9
Pedestrians	-	-	-	-	0	-	-	-	-	-	18	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Site Plan

0 100' 200' 400'

SCALE: 1"=200'

NORTH

LEMONT WATER DEPARTMENT

DETENTION ±0.8 AC.

DETENTION ±0.3 AC.

DETENTION ±0.9 AC.

16

17

15

14

13

12

11

10

9

8

19

15

6

7

5

10

4

3

2

1

5

1

60' ROW

60' ROW

60' ROW

60' ROW

SINGLE FAMILY (80'W X 120'D)

FRONT-LOADED TOWNHOMES

43' LANDSCAPE BUFFER

BRIARCLIFFE ESTATES

INTERSTATE 355

THORNBERRY DRIVE

PATH

PARK ±0.2 AC.

ALBA STREET

SITE DATA

LAND USE	UNITS	AREA	% OF SITE
SINGLE FAMILY (80'W x 120'D)	19	6.3	21.8%
FRONT-LOADED TOWNHOMES	63	10.4	36.0%
DETENTION / OPEN SPACE / BUFFER	-	12.2	42.2%
TOTAL	82	28.9 AC	100.0%

R.O.W. LENGTH = 2,728 L.F.

ILLUSTRATIVE PLAN

LEMONT, ILLINOIS

02/10/2026

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

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ITE Trip Generation Sheets

Single-Family Detached Housing
(210)

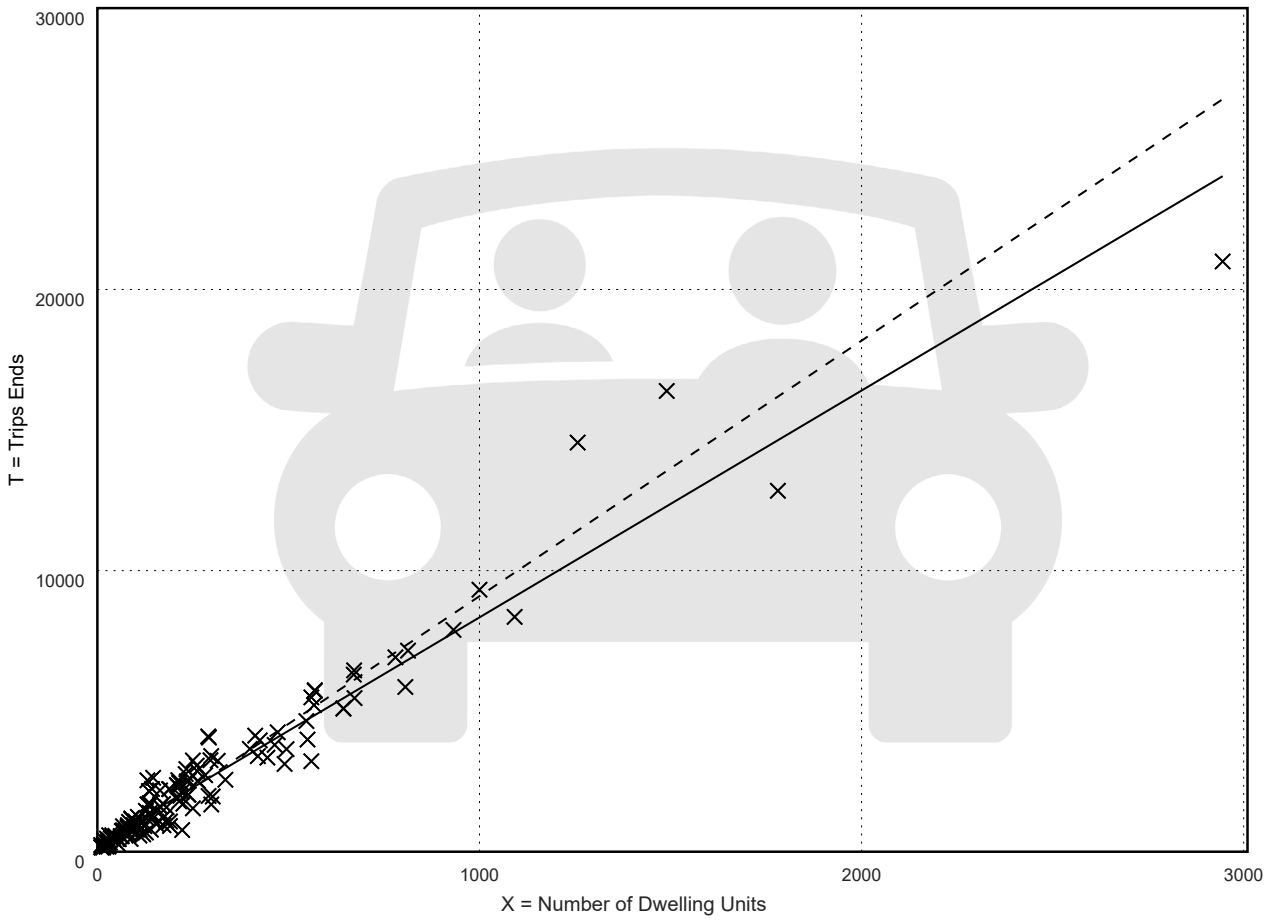
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Fitted Curve Equation: T = 8.07(X) + 265.45

R^2= 0.94

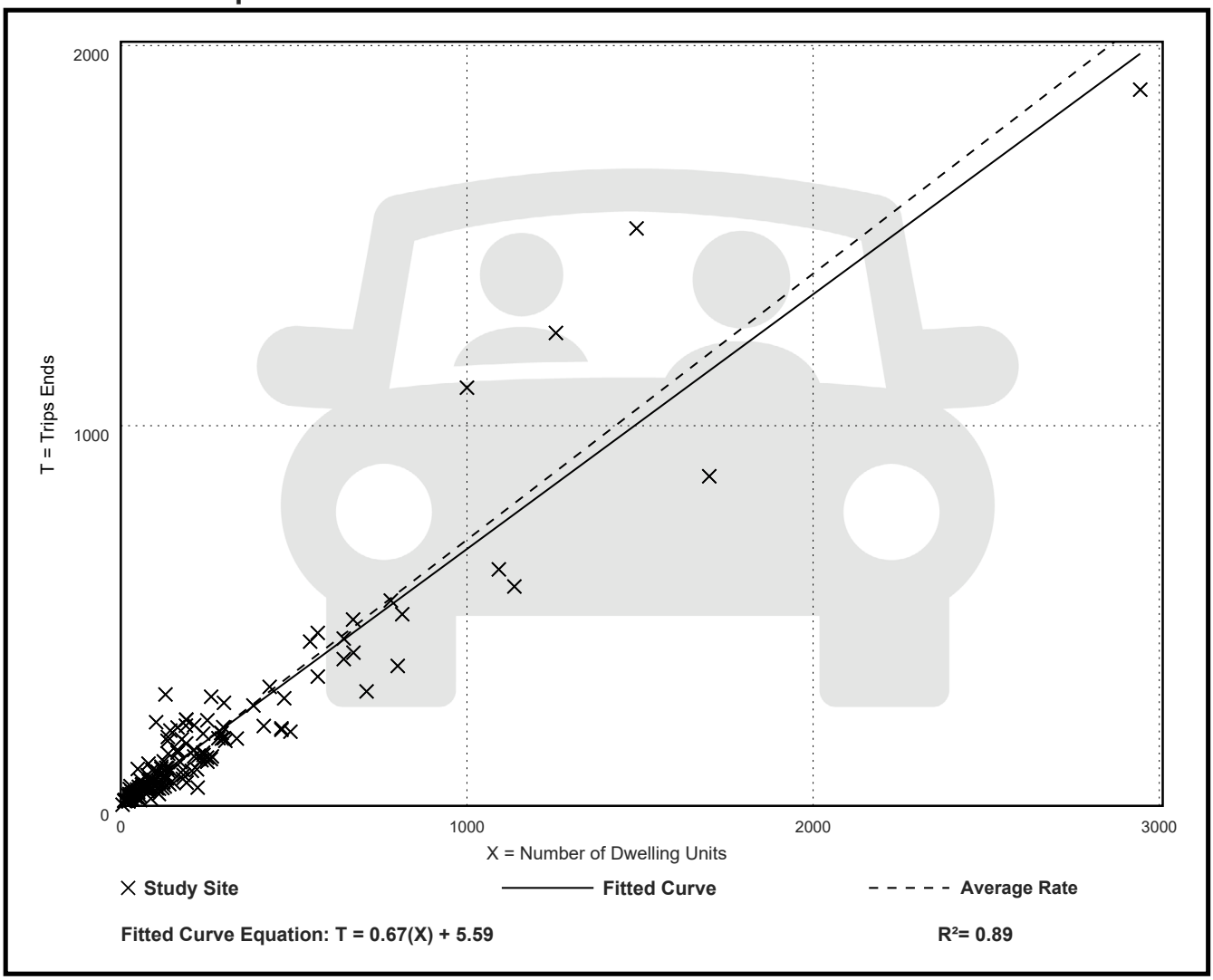
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	153
Avg. Num. of Dwelling Units:	239
Directional Distribution:	27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



Fitted Curve Equation: T = 0.67(X) + 5.59

R^2= 0.89

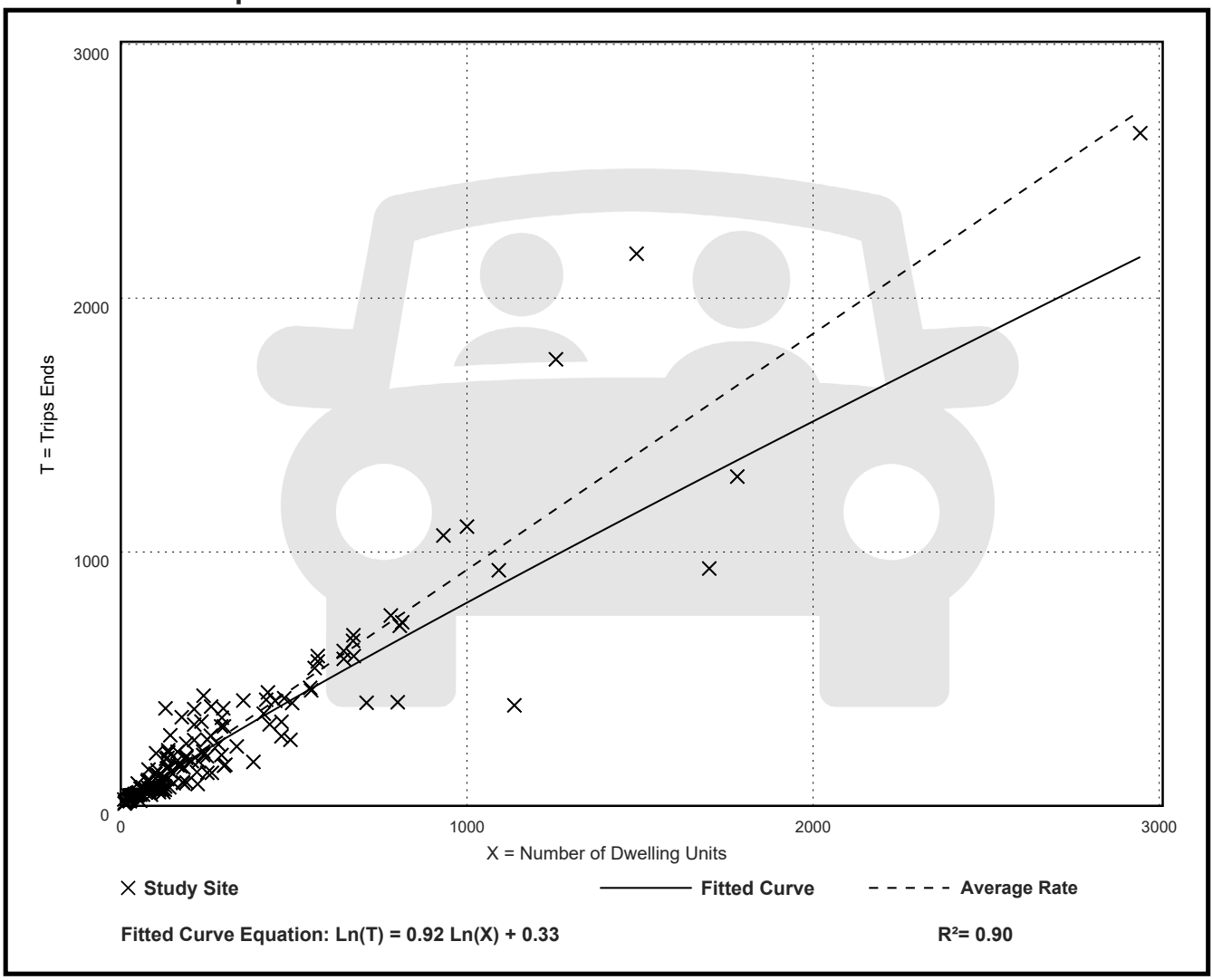
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	166
Avg. Num. of Dwelling Units:	266
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



Single-Family Attached Housing
(215)

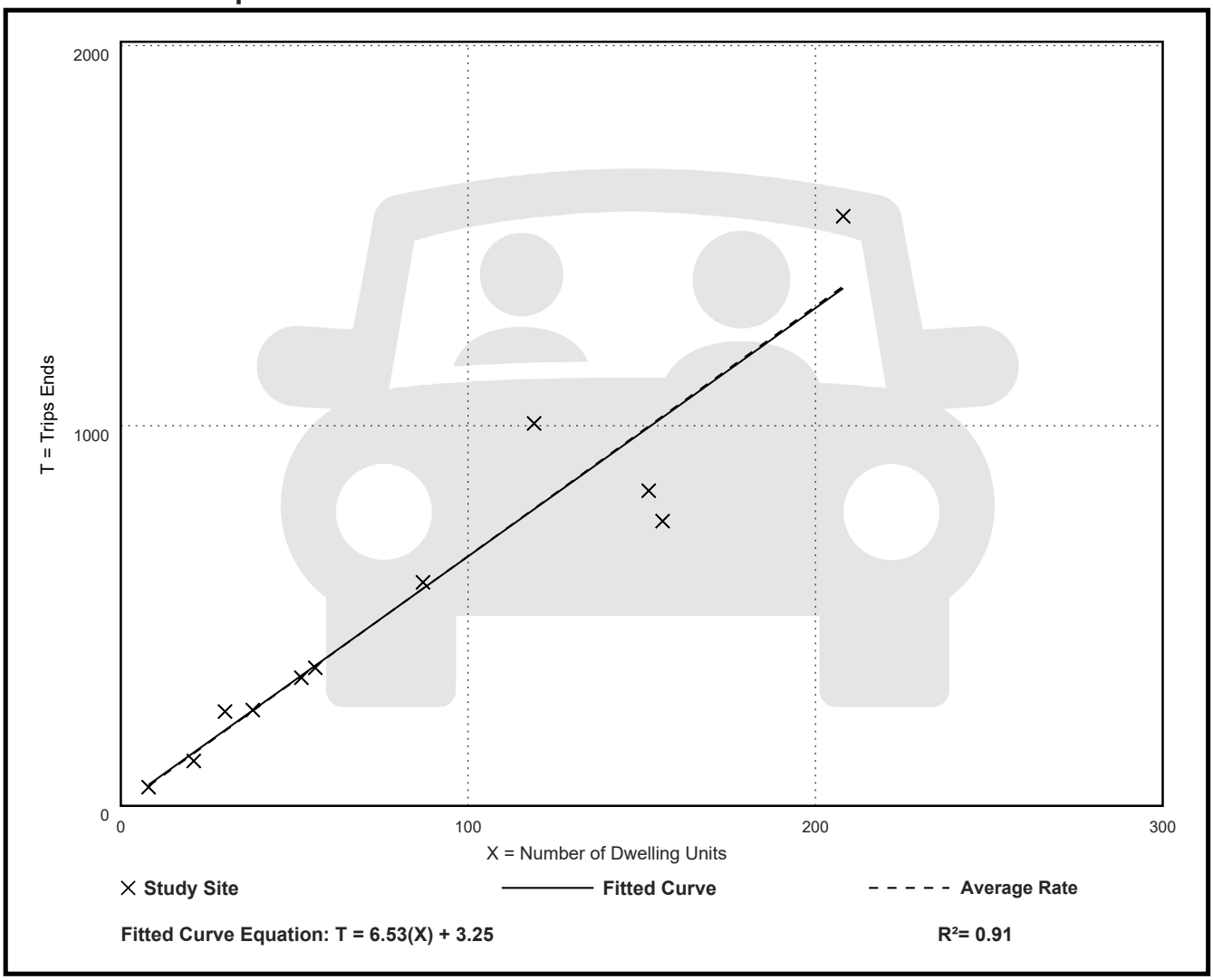
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 11
Avg. Num. of Dwelling Units: 84
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.57	4.80 - 8.45	1.28

Data Plot and Equation



Fitted Curve Equation: T = 6.53(X) + 3.25

R^2= 0.91

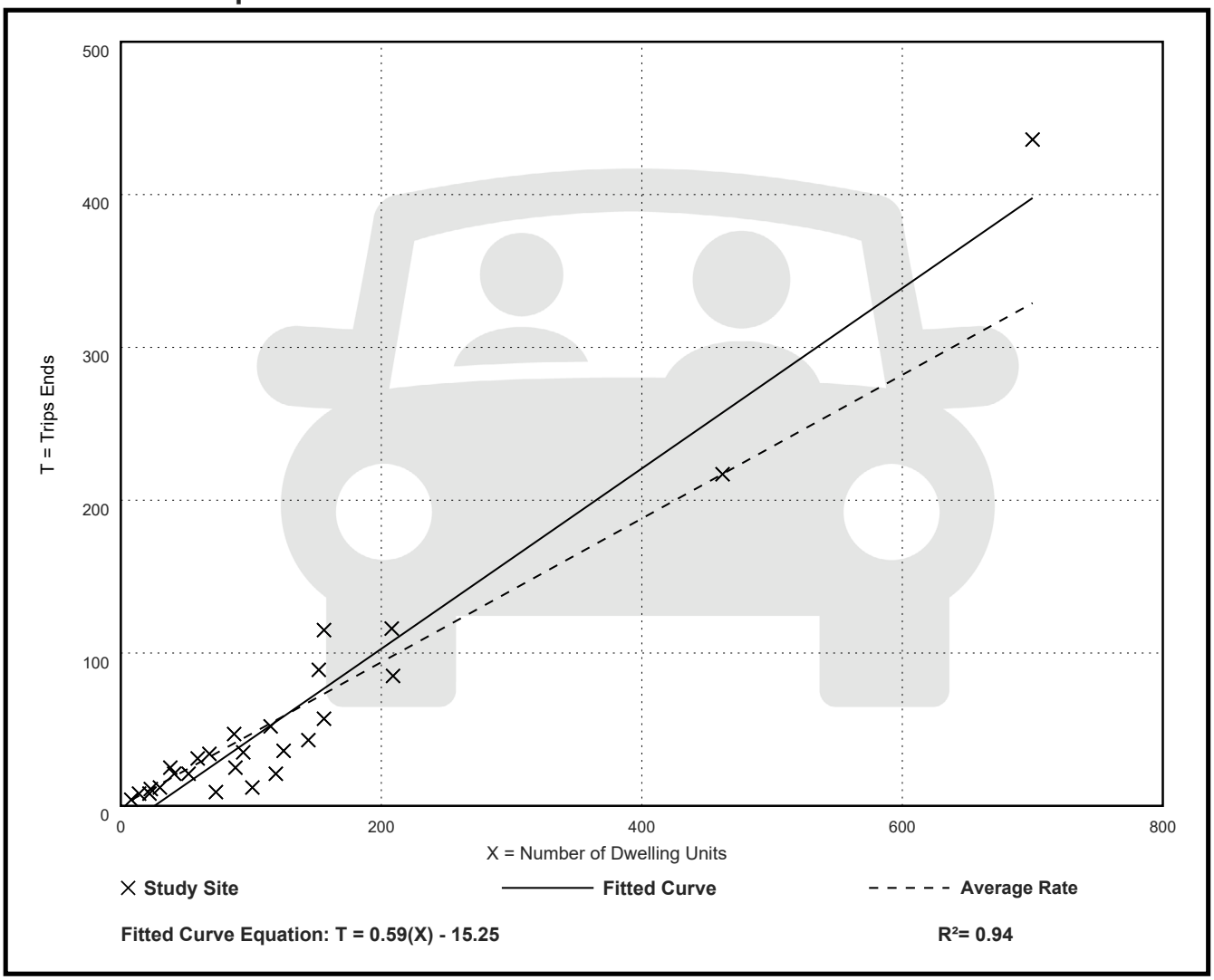
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	26
Avg. Num. of Dwelling Units:	129
Directional Distribution:	25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.12 - 0.74	0.16

Data Plot and Equation



Fitted Curve Equation: T = 0.59(X) - 15.25

R^2= 0.94

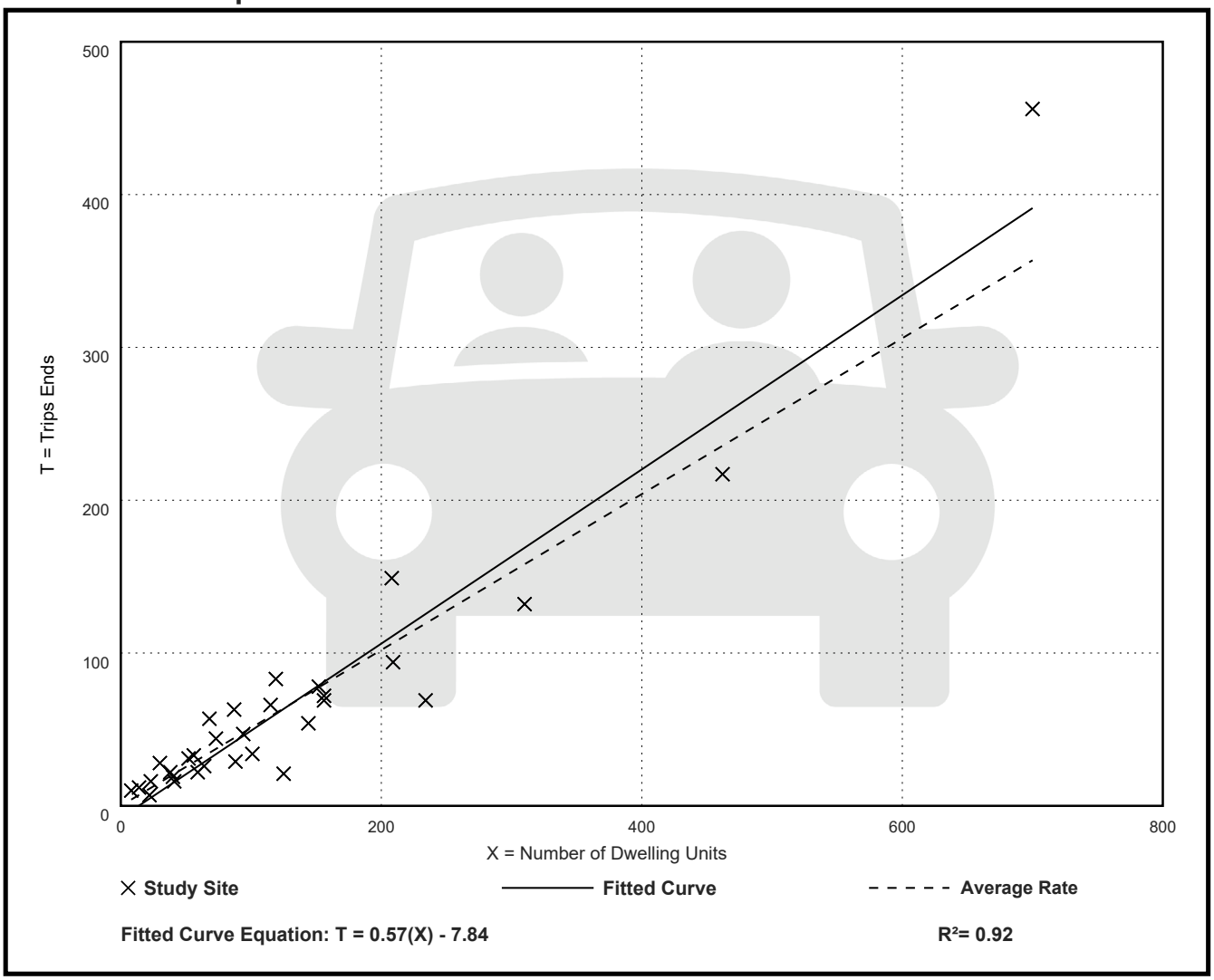
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	31
Avg. Num. of Dwelling Units:	131
Directional Distribution:	57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.17 - 1.25	0.16

Data Plot and Equation



Fitted Curve Equation: T = 0.57(X) - 7.84

R^2= 0.92

CMAP 2050 Projections Letter

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

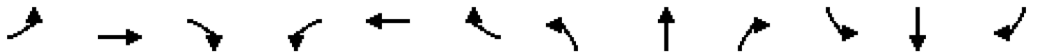
Signalized Intersections		
Level of Service	**Interpretation**	**Average Control Delay (seconds per vehicle)**
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	> 10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	> 20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	> 35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	> 55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80

Unsignalized Intersections	
Level of Service	**Average Total Delay (sec/veh)**
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 7th Edition.

Capacity Analysis Summary Sheets

Existing Weekday Morning Peak Hour

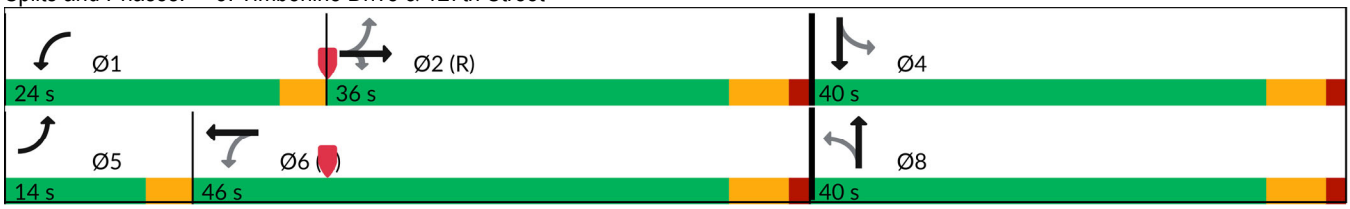


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	58	411	51	140	373	23	38	20	64	31	46	69
Future Volume (vph)	58	411	51	140	373	23	38	20	64	31	46	69
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	120		120	150		0	0		0	125		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	185			160			25			120		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.991			0.886			0.910	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1835	1524	1583	1798	0	1805	1363	0	1805	1662	0
Flt Permitted	0.437			0.324			0.498			0.664		
Satd. Flow (perm)	806	1835	1524	540	1798	0	946	1363	0	1262	1662	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			109		4			91			82	
Link Speed (mph)		35			35			20			20	
Link Distance (ft)		1283			1705			714			417	
Travel Time (s)		25.0			33.2			24.3			14.2	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70
Heavy Vehicles (%)	3%	9%	6%	14%	5%	0%	0%	0%	31%	0%	4%	4%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	83	587	73	200	566	0	54	120	0	44	165	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	5	2		1	6			8			4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	2	1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	15.0	3.0	15.0		8.0	8.0		8.0	8.0	
Minimum Split (s)	6.5	21.0	21.0	6.5	21.0		14.0	14.0		14.0	14.0	
Total Split (s)	14.0	36.0	36.0	24.0	46.0		40.0	40.0		40.0	40.0	
Total Split (%)	14.0%	36.0%	36.0%	24.0%	46.0%		40.0%	40.0%		40.0%	40.0%	
Yellow Time (s)	3.5	4.5	4.5	3.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	0.0	1.5	1.5	0.0	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	6.0	3.5	6.0		6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag							
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes							
Recall Mode	None	C-Min	C-Min	None	C-Min		None	None		None	None	
Act Effct Green (s)	68.9	59.7	59.7	78.4	67.5		12.1	12.1		12.1	12.1	
Actuated g/C Ratio	0.69	0.60	0.60	0.78	0.68		0.12	0.12		0.12	0.12	
v/c Ratio	0.13	0.54	0.08	0.36	0.47		0.47	0.49		0.29	0.60	
Control Delay (s/veh)	4.3	16.2	1.3	5.0	10.6		53.3	19.9		43.2	30.3	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	4.3	16.2	1.3	5.0	10.6		53.3	19.9		43.2	30.3	
LOS	A	B	A	A	B		D	B		D	C	
Approach Delay (s/veh)		13.4			9.1			30.3			33.0	
Approach LOS		B			A			C			C	
Queue Length 50th (ft)	9	217	0	27	164		33	17		26	52	
Queue Length 95th (ft)	20	292	0	46	207		52	39		43	72	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		1203			1625			634			337	
Turn Bay Length (ft)	120		120	150						125		
Base Capacity (vph)	684	1095	953	637	1215		321	523		429	619	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.12	0.54	0.08	0.31	0.47		0.17	0.23		0.10	0.27	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 100			
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.60			
Intersection Signal Delay (s/veh): 15.4		Intersection LOS: B	
Intersection Capacity Utilization 50.4%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 5: Timberline Drive & 127th Street



Intersection	
Int Delay, s/veh	1.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	364	6	29	278	16	70
Future Vol, veh/h	364	6	29	278	16	70
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	14	17	3	15	6	0
Mvmt Flow	400	7	32	305	18	77

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	407	0	773	403
Stage 1	-	-	-	-	403	-
Stage 2	-	-	-	-	369	-
Critical Hdwy	-	-	4.13	-	6.46	6.2
Critical Hdwy Stg 1	-	-	-	-	5.46	-
Critical Hdwy Stg 2	-	-	-	-	5.46	-
Follow-up Hdwy	-	-	2.227	-	3.554	3.3
Pot Cap-1 Maneuver	-	-	1147	-	362	652
Stage 1	-	-	-	-	666	-
Stage 2	-	-	-	-	690	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1147	-	350	652
Mov Cap-2 Maneuver	-	-	-	-	350	-
Stage 1	-	-	-	-	666	-
Stage 2	-	-	-	-	667	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.78	12.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	561	-	-	170	-
HCM Lane V/C Ratio	0.168	-	-	0.028	-
HCM Ctrl Dly (s/v)	12.7	-	-	8.2	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.6	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	2	8	94	148	2
Future Vol, veh/h	2	2	8	94	148	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	63	63	63	63	63	63
Heavy Vehicles, %	0	0	0	2	3	0
Mvmt Flow	3	3	13	149	235	3

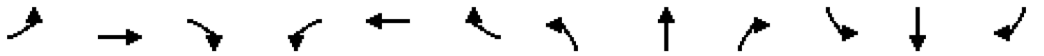
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	411	237	238	0	-	0
Stage 1	237	-	-	-	-	-
Stage 2	175	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	615	807	1341	-	-	-
Stage 1	807	-	-	-	-	-
Stage 2	878	-	-	-	-	-
Platoon blocked, %	0			-	-	-
Mov Cap-1 Maneuver	609	807	1341	-	-	-
Mov Cap-2 Maneuver	609	-	-	-	-	-
Stage 1	799	-	-	-	-	-
Stage 2	878	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	10.23	0.6	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	141	-	694	-	-
HCM Lane V/C Ratio	0.009	-	0.009	-	-
HCM Ctrl Dly (s/v)	7.7	0	10.2	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Capacity Analysis Summary Sheets

Existing Weekday Evening Peak Hour

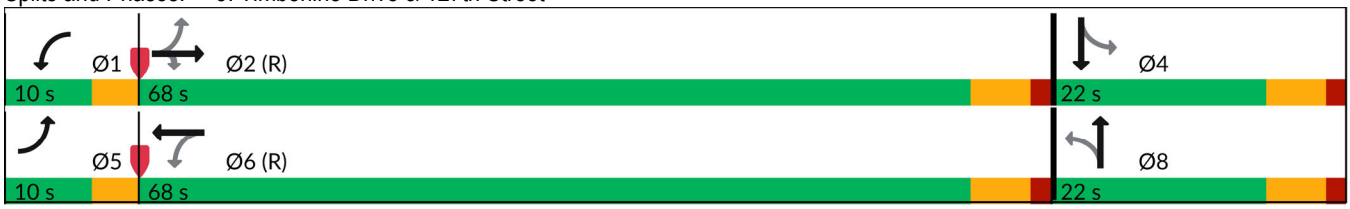


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	67	532	20	60	432	45	17	8	19	7	19	106
Future Volume (vph)	67	532	20	60	432	45	17	8	19	7	19	106
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	120		120	150		0	0		0	125		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	185			160			25			120		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.986			0.893			0.873	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1961	1468	1770	1853	0	1703	1573	0	1805	1579	0
Flt Permitted	0.443			0.409			0.600			0.739		
Satd. Flow (perm)	817	1961	1468	762	1853	0	1075	1573	0	1404	1579	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			71		10			20			110	
Link Speed (mph)		35			35			20			20	
Link Distance (ft)		1283			1705			714			397	
Travel Time (s)		25.0			33.2			24.3			13.5	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	3%	2%	10%	2%	1%	2%	6%	0%	11%	0%	0%	6%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	70	554	21	63	497	0	18	28	0	7	130	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	5	2		1	6			8			4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	2	1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	15.0	3.0	15.0		8.0	8.0		8.0	8.0	
Minimum Split (s)	6.5	21.0	21.0	6.5	21.0		14.0	14.0		14.0	14.0	
Total Split (s)	10.0	68.0	68.0	10.0	68.0		22.0	22.0		22.0	22.0	
Total Split (%)	10.0%	68.0%	68.0%	10.0%	68.0%		22.0%	22.0%		22.0%	22.0%	
Yellow Time (s)	3.5	4.5	4.5	3.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	0.0	1.5	1.5	0.0	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	6.0	3.5	6.0		6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag							
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes							
Recall Mode	None	C-Min	C-Min	None	C-Min		None	None		None	None	
Act Effct Green (s)	78.3	70.6	70.6	78.1	70.5		9.5	9.5		9.5	9.5	
Actuated g/C Ratio	0.78	0.71	0.71	0.78	0.71		0.10	0.10		0.10	0.10	
v/c Ratio	0.10	0.40	0.02	0.10	0.38		0.18	0.17		0.05	0.52	
Control Delay (s/veh)	2.5	7.9	0.1	2.6	7.6		44.5	23.4		40.3	19.2	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	2.5	7.9	0.1	2.6	7.6		44.5	23.4		40.3	19.2	
LOS	A	A	A	A	A		D	C		D	B	
Approach Delay (s/veh)		7.1			7.1			31.7			20.3	
Approach LOS		A			A			C			C	
Queue Length 50th (ft)	6	129	0	5	110		12	5		4	12	
Queue Length 95th (ft)	18	236	0	16	207		33	30		17	65	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		1203			1625			634			317	
Turn Bay Length (ft)	120		120	150						125		
Base Capacity (vph)	703	1383	1056	663	1308		172	268		224	345	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.10	0.40	0.02	0.10	0.38		0.10	0.10		0.03	0.38	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 100			
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 45			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.52			
Intersection Signal Delay (s/veh): 9.2		Intersection LOS: A	
Intersection Capacity Utilization 57.4%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 5: Timberline Drive & 127th Street



Intersection	
Int Delay, s/veh	1.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	287	12	61	444	7	34
Future Vol, veh/h	287	12	61	444	7	34
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	9	0	3	5	0	6
Mvmt Flow	338	14	72	522	8	40

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	352	0	1011	345
Stage 1	-	-	-	-	345	-
Stage 2	-	-	-	-	666	-
Critical Hdwy	-	-	4.13	-	6.4	6.26
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.227	-	3.5	3.354
Pot Cap-1 Maneuver	-	-	1201	-	268	689
Stage 1	-	-	-	-	722	-
Stage 2	-	-	-	-	515	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1201	-	245	689
Mov Cap-2 Maneuver	-	-	-	-	245	-
Stage 1	-	-	-	-	722	-
Stage 2	-	-	-	-	471	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.99	12.53
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	527	-	-	217	-
HCM Lane V/C Ratio	0.092	-	-	0.06	-
HCM Ctrl Dly (s/v)	12.5	-	-	8.2	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0.2	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	7	11	107	135	5
Future Vol, veh/h	8	7	11	107	135	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	9	8	12	119	150	6

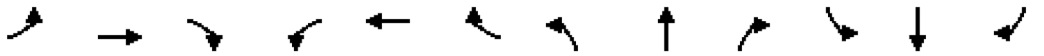
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	296	153	156	0	-	0
Stage 1	153	-	-	-	-	-
Stage 2	143	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	722	899	1437	-	-	-
Stage 1	880	-	-	-	-	-
Stage 2	908	-	-	-	-	-
Platoon blocked, %	0			-	-	-
Mov Cap-1 Maneuver	715	899	1437	-	-	-
Mov Cap-2 Maneuver	715	-	-	-	-	-
Stage 1	872	-	-	-	-	-
Stage 2	908	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	9.65	0.7	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	168	-	790	-	-
HCM Lane V/C Ratio	0.009	-	0.021	-	-
HCM Ctrl Dly (s/v)	7.5	0	9.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Capacity Analysis Summary Sheets

Year 2031 No-Build Weekday Morning Peak Hour

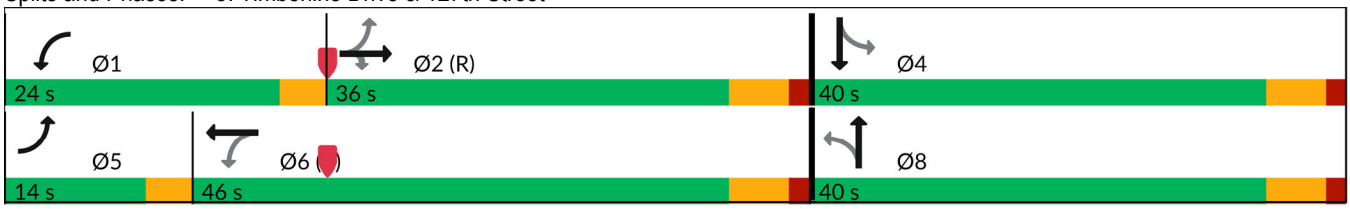


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	61	436	54	148	395	24	40	21	68	33	49	73
Future Volume (vph)	61	436	54	148	395	24	40	21	68	33	49	73
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	120		120	150		0	0		0	125		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	185			160			25			120		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.991			0.885			0.910	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1835	1524	1583	1798	0	1805	1360	0	1805	1662	0
Flt Permitted	0.416			0.295			0.475			0.642		
Satd. Flow (perm)	767	1835	1524	492	1798	0	902	1360	0	1220	1662	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			109		4			97			81	
Link Speed (mph)		35			35			20			20	
Link Distance (ft)		1283			1705			714			417	
Travel Time (s)		25.0			33.2			24.3			14.2	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70
Heavy Vehicles (%)	3%	9%	6%	14%	5%	0%	0%	0%	31%	0%	4%	4%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	87	623	77	211	598	0	57	127	0	47	174	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	5	2		1	6			8			4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	2	1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	15.0	3.0	15.0		8.0	8.0		8.0	8.0	
Minimum Split (s)	6.5	21.0	21.0	6.5	21.0		14.0	14.0		14.0	14.0	
Total Split (s)	14.0	36.0	36.0	24.0	46.0		40.0	40.0		40.0	40.0	
Total Split (%)	14.0%	36.0%	36.0%	24.0%	46.0%		40.0%	40.0%		40.0%	40.0%	
Yellow Time (s)	3.5	4.5	4.5	3.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	0.0	1.5	1.5	0.0	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	6.0	3.5	6.0		6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag							
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes							
Recall Mode	None	C-Min	C-Min	None	C-Min		None	None		None	None	
Act Effct Green (s)	67.8	58.6	58.6	77.9	67.0		12.6	12.6		12.6	12.6	
Actuated g/C Ratio	0.68	0.59	0.59	0.78	0.67		0.13	0.13		0.13	0.13	
v/c Ratio	0.15	0.58	0.08	0.40	0.50		0.50	0.50		0.31	0.62	
Control Delay (s/veh)	4.7	18.0	1.5	5.6	11.4		54.7	19.2		43.2	31.4	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	4.7	18.0	1.5	5.6	11.4		54.7	19.2		43.2	31.4	
LOS	A	B	A	A	B		D	B		D	C	
Approach Delay (s/veh)		14.9			9.9			30.2			33.9	
Approach LOS		B			A			C			C	
Queue Length 50th (ft)	10	246	0	30	182		35	17		28	58	
Queue Length 95th (ft)	21	325	2	50	226		54	39		46	78	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		1203			1625			634			337	
Turn Bay Length (ft)	120		120	150						125		
Base Capacity (vph)	651	1075	938	606	1205		306	526		414	618	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.13	0.58	0.08	0.35	0.50		0.19	0.24		0.11	0.28	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 100			
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 55			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.62			
Intersection Signal Delay (s/veh): 16.4		Intersection LOS: B	
Intersection Capacity Utilization 62.1%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 5: Timberline Drive & 127th Street



Intersection	
Int Delay, s/veh	1.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	386	6	31	295	17	74
Future Vol, veh/h	386	6	31	295	17	74
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	14	17	3	15	6	0
Mvmt Flow	424	7	34	324	19	81

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	431	0	820	427
Stage 1	-	-	-	-	427	-
Stage 2	-	-	-	-	392	-
Critical Hdwy	-	-	4.13	-	6.46	6.2
Critical Hdwy Stg 1	-	-	-	-	5.46	-
Critical Hdwy Stg 2	-	-	-	-	5.46	-
Follow-up Hdwy	-	-	2.227	-	3.554	3.3
Pot Cap-1 Maneuver	-	-	1123	-	339	632
Stage 1	-	-	-	-	649	-
Stage 2	-	-	-	-	674	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1123	-	327	632
Mov Cap-2 Maneuver	-	-	-	-	327	-
Stage 1	-	-	-	-	649	-
Stage 2	-	-	-	-	649	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.79	13.22
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	538	-	-	171	-
HCM Lane V/C Ratio	0.186	-	-	0.03	-
HCM Ctrl Dly (s/v)	13.2	-	-	8.3	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.7	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	2	8	100	157	2
Future Vol, veh/h	2	2	8	100	157	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	63	63	63	63	63	63
Heavy Vehicles, %	0	0	0	2	3	0
Mvmt Flow	3	3	13	159	249	3

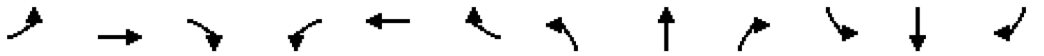
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	435	251	252	0	-	0
Stage 1	251	-	-	-	-	-
Stage 2	184	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	595	793	1325	-	-	-
Stage 1	796	-	-	-	-	-
Stage 2	869	-	-	-	-	-
Platoon blocked, %	0			-	-	-
Mov Cap-1 Maneuver	589	793	1325	-	-	-
Mov Cap-2 Maneuver	589	-	-	-	-	-
Stage 1	787	-	-	-	-	-
Stage 2	869	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	10.38	0.57	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	133	-	676	-	-
HCM Lane V/C Ratio	0.01	-	0.009	-	-
HCM Ctrl Dly (s/v)	7.7	0	10.4	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Capacity Analysis Summary Sheets

Year 2031 No-Build Weekday Evening Peak Hour

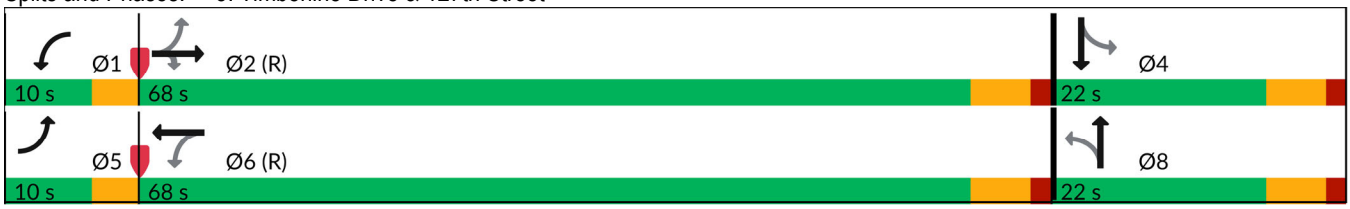


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	71	564	21	64	458	48	18	8	20	7	20	112
Future Volume (vph)	71	564	21	64	458	48	18	8	20	7	20	112
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	120		120	150		0	0		0	125		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	185			160			25			120		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.986			0.891			0.873	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1961	1468	1770	1853	0	1703	1568	0	1805	1578	0
Flt Permitted	0.423			0.388			0.564			0.738		
Satd. Flow (perm)	780	1961	1468	723	1853	0	1011	1568	0	1402	1578	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			71		10			21			117	
Link Speed (mph)		35			35			20			20	
Link Distance (ft)		1283			1705			714			397	
Travel Time (s)		25.0			33.2			24.3			13.5	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	3%	2%	10%	2%	1%	2%	6%	0%	11%	0%	0%	6%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	74	588	22	67	527	0	19	29	0	7	138	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	5	2		1	6			8			4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	2	1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	15.0	3.0	15.0		8.0	8.0		8.0	8.0	
Minimum Split (s)	6.5	21.0	21.0	6.5	21.0		14.0	14.0		14.0	14.0	
Total Split (s)	10.0	68.0	68.0	10.0	68.0		22.0	22.0		22.0	22.0	
Total Split (%)	10.0%	68.0%	68.0%	10.0%	68.0%		22.0%	22.0%		22.0%	22.0%	
Yellow Time (s)	3.5	4.5	4.5	3.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	0.0	1.5	1.5	0.0	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	6.0	3.5	6.0		6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag							
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes							
Recall Mode	None	C-Min	C-Min	None	C-Min		None	None		None	None	
Act Effct Green (s)	78.2	70.4	70.4	78.0	70.3		9.6	9.6		9.6	9.6	
Actuated g/C Ratio	0.78	0.70	0.70	0.78	0.70		0.10	0.10		0.10	0.10	
v/c Ratio	0.11	0.43	0.02	0.11	0.40		0.20	0.17		0.05	0.54	
Control Delay (s/veh)	2.6	8.3	0.0	2.7	8.0		45.2	22.8		40.1	19.1	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	2.6	8.3	0.0	2.7	8.0		45.2	22.8		40.1	19.1	
LOS	A	A	A	A	A		D	C		D	B	
Approach Delay (s/veh)		7.4			7.4			31.7			20.1	
Approach LOS		A			A			C			C	
Queue Length 50th (ft)	6	141	0	6	120		12	5		4	13	
Queue Length 95th (ft)	19	259	0	18	227		35	31		17	67	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		1203			1625			634			317	
Turn Bay Length (ft)	120		120	150						125		
Base Capacity (vph)	676	1380	1054	634	1305		161	268		224	350	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.11	0.43	0.02	0.11	0.40		0.12	0.11		0.03	0.39	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 100			
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 45			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.54			
Intersection Signal Delay (s/veh): 9.5		Intersection LOS: A	
Intersection Capacity Utilization 60.0%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 5: Timberline Drive & 127th Street



Intersection	
Int Delay, s/veh	1.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	304	13	65	471	7	36
Future Vol, veh/h	304	13	65	471	7	36
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	9	0	3	5	0	6
Mvmt Flow	358	15	76	554	8	42

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	373	0	1072	365
Stage 1	-	-	-	-	365	-
Stage 2	-	-	-	-	707	-
Critical Hdwy	-	-	4.13	-	6.4	6.26
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.227	-	3.5	3.354
Pot Cap-1 Maneuver	-	-	1180	-	246	671
Stage 1	-	-	-	-	706	-
Stage 2	-	-	-	-	492	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1180	-	223	671
Mov Cap-2 Maneuver	-	-	-	-	223	-
Stage 1	-	-	-	-	706	-
Stage 2	-	-	-	-	446	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	1	12.91
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	506	-	-	218	-
HCM Lane V/C Ratio	0.1	-	-	0.065	-
HCM Ctrl Dly (s/v)	12.9	-	-	8.3	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0.2	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	7	12	113	143	5
Future Vol, veh/h	8	7	12	113	143	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	9	8	13	126	159	6

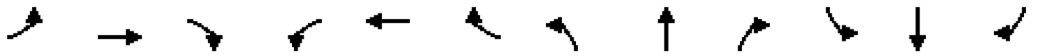
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	314	162	164	0	-	0
Stage 1	162	-	-	-	-	-
Stage 2	152	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	704	888	1426	-	-	-
Stage 1	872	-	-	-	-	-
Stage 2	899	-	-	-	-	-
Platoon blocked, %	0			-	-	-
Mov Cap-1 Maneuver	697	888	1426	-	-	-
Mov Cap-2 Maneuver	697	-	-	-	-	-
Stage 1	863	-	-	-	-	-
Stage 2	899	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	9.75	0.72	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	173	-	775	-	-
HCM Lane V/C Ratio	0.009	-	0.022	-	-
HCM Ctrl Dly (s/v)	7.5	0	9.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Capacity Analysis Summary Sheets

Year 2031 Total Projected Weekday Morning Peak Hour

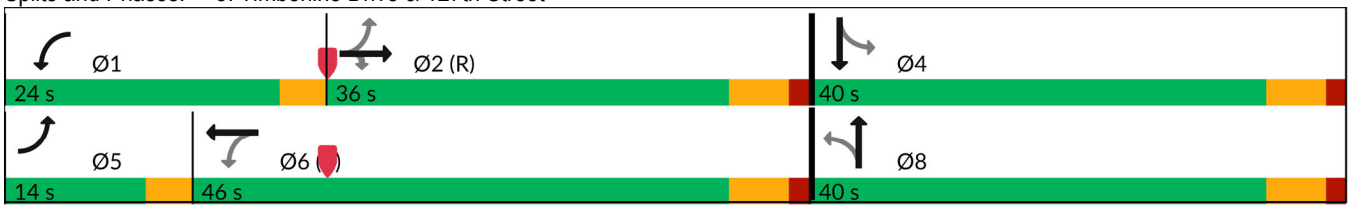


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	67	436	54	148	395	27	40	21	68	41	49	91
Future Volume (vph)	67	436	54	148	395	27	40	21	68	41	49	91
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	120		120	150		0	0		0	125		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	185			160			25			120		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.990			0.885			0.902	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1835	1524	1583	1797	0	1805	1360	0	1805	1648	0
Flt Permitted	0.407			0.291			0.400			0.645		
Satd. Flow (perm)	751	1835	1524	485	1797	0	760	1360	0	1226	1648	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			109		4			97			101	
Link Speed (mph)		35			35			20			20	
Link Distance (ft)		1283			1705			714			417	
Travel Time (s)		25.0			33.2			24.3			14.2	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70
Heavy Vehicles (%)	3%	9%	6%	14%	5%	0%	0%	0%	31%	0%	4%	4%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	96	623	77	211	603	0	57	127	0	59	200	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	5	2		1	6			8			4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	2	1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	15.0	3.0	15.0		8.0	8.0		8.0	8.0	
Minimum Split (s)	6.5	21.0	21.0	6.5	21.0		14.0	14.0		14.0	14.0	
Total Split (s)	14.0	36.0	36.0	24.0	46.0		40.0	40.0		40.0	40.0	
Total Split (%)	14.0%	36.0%	36.0%	24.0%	46.0%		40.0%	40.0%		40.0%	40.0%	
Yellow Time (s)	3.5	4.5	4.5	3.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	0.0	1.5	1.5	0.0	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	6.0	3.5	6.0		6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag							
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes							
Recall Mode	None	C-Min	C-Min	None	C-Min		None	None		None	None	
Act Effct Green (s)	67.5	58.1	58.1	77.3	66.3		13.2	13.2		13.2	13.2	
Actuated g/C Ratio	0.68	0.58	0.58	0.77	0.66		0.13	0.13		0.13	0.13	
v/c Ratio	0.17	0.58	0.08	0.41	0.51		0.58	0.48		0.37	0.66	
Control Delay (s/veh)	5.0	18.6	1.6	5.9	12.0		61.5	18.5		44.3	30.3	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	5.0	18.6	1.6	5.9	12.0		61.5	18.5		44.3	30.3	
LOS	A	B	A	A	B		E	B		D	C	
Approach Delay (s/veh)		15.3			10.5			31.8			33.5	
Approach LOS		B			B			C			C	
Queue Length 50th (ft)	12	250	0	31	188		35	17		35	61	
Queue Length 95th (ft)	24	333	2	53	239		54	38		53	80	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		1203			1625			634			337	
Turn Bay Length (ft)	120		120	150						125		
Base Capacity (vph)	638	1065	930	600	1192		258	526		416	626	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.15	0.58	0.08	0.35	0.51		0.22	0.24		0.14	0.32	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 100			
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.66			
Intersection Signal Delay (s/veh): 17.2		Intersection LOS: B	
Intersection Capacity Utilization 63.2%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 5: Timberline Drive & 127th Street



Intersection	
Int Delay, s/veh	1.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	386	6	32	295	17	78
Future Vol, veh/h	386	6	32	295	17	78
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	14	17	3	15	6	0
Mvmt Flow	424	7	35	324	19	86

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	431	0	822	427
Stage 1	-	-	-	-	427	-
Stage 2	-	-	-	-	395	-
Critical Hdwy	-	-	4.13	-	6.46	6.2
Critical Hdwy Stg 1	-	-	-	-	5.46	-
Critical Hdwy Stg 2	-	-	-	-	5.46	-
Follow-up Hdwy	-	-	2.227	-	3.554	3.3
Pot Cap-1 Maneuver	-	-	1123	-	338	632
Stage 1	-	-	-	-	649	-
Stage 2	-	-	-	-	672	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1123	-	325	632
Mov Cap-2 Maneuver	-	-	-	-	325	-
Stage 1	-	-	-	-	649	-
Stage 2	-	-	-	-	647	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.81	13.25
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	541	-	-	176	-
HCM Lane V/C Ratio	0.193	-	-	0.031	-
HCM Ctrl Dly (s/v)	13.2	-	-	8.3	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.7	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	6	28	17	100	157	3
Future Vol, veh/h	6	28	17	100	157	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	63	63	63	63	63	63
Heavy Vehicles, %	0	0	0	2	3	0
Mvmt Flow	10	44	27	159	249	5

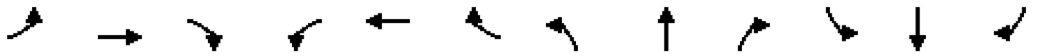
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	464	252	254	0	-	0
Stage 1	252	-	-	-	-	-
Stage 2	213	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	572	792	1323	-	-	-
Stage 1	795	-	-	-	-	-
Stage 2	843	-	-	-	-	-
Platoon blocked, %	0			-	-	-
Mov Cap-1 Maneuver	559	792	1323	-	-	-
Mov Cap-2 Maneuver	559	-	-	-	-	-
Stage 1	777	-	-	-	-	-
Stage 2	843	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	10.26	1.13	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	262	-	738	-	-
HCM Lane V/C Ratio	0.02	-	0.073	-	-
HCM Ctrl Dly (s/v)	7.8	0	10.3	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-

Capacity Analysis Summary Sheets

Year 2031 Total Projected Weekday Evening Peak Hour

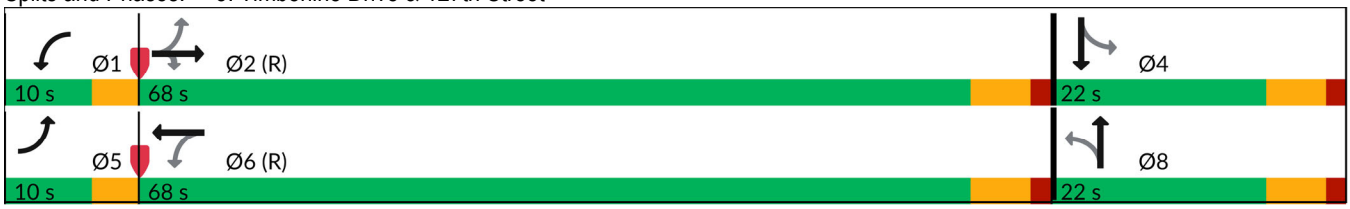


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	88	564	21	64	458	55	18	8	20	12	20	124
Future Volume (vph)	88	564	21	64	458	55	18	8	20	12	20	124
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	120		120	150		0	0		0	125		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	185			160			25			120		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.984			0.891			0.871	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1961	1468	1770	1849	0	1703	1568	0	1805	1574	0
Flt Permitted	0.417			0.389			0.511			0.738		
Satd. Flow (perm)	769	1961	1468	725	1849	0	916	1568	0	1402	1574	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			71		11			21			129	
Link Speed (mph)		35			35			20			20	
Link Distance (ft)		1283			1705			714			397	
Travel Time (s)		25.0			33.2			24.3			13.5	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	3%	2%	10%	2%	1%	2%	6%	0%	11%	0%	0%	6%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	92	588	22	67	534	0	19	29	0	13	150	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	5	2		1	6			8			4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	2	1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	15.0	3.0	15.0		8.0	8.0		8.0	8.0	
Minimum Split (s)	6.5	21.0	21.0	6.5	21.0		14.0	14.0		14.0	14.0	
Total Split (s)	10.0	68.0	68.0	10.0	68.0		22.0	22.0		22.0	22.0	
Total Split (%)	10.0%	68.0%	68.0%	10.0%	68.0%		22.0%	22.0%		22.0%	22.0%	
Yellow Time (s)	3.5	4.5	4.5	3.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	0.0	1.5	1.5	0.0	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	6.0	3.5	6.0		6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag							
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes							
Recall Mode	None	C-Min	C-Min	None	C-Min		None	None		None	None	
Act Effct Green (s)	78.2	70.3	70.3	77.7	70.0		9.7	9.7		9.7	9.7	
Actuated g/C Ratio	0.78	0.70	0.70	0.78	0.70		0.10	0.10		0.10	0.10	
v/c Ratio	0.14	0.43	0.02	0.11	0.41		0.21	0.17		0.10	0.56	
Control Delay (s/veh)	2.8	8.4	0.0	2.7	8.3		46.1	22.7		41.1	18.8	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	2.8	8.4	0.0	2.7	8.3		46.1	22.7		41.1	18.8	
LOS	A	A	A	A	A		D	C		D	B	
Approach Delay (s/veh)		7.4			7.6			32.0			20.6	
Approach LOS		A			A			C			C	
Queue Length 50th (ft)	8	141	0	6	124		12	5		8	13	
Queue Length 95th (ft)	23	262	0	18	236		35	31		25	69	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		1203			1625			634			317	
Turn Bay Length (ft)	120		120	150						125		
Base Capacity (vph)	669	1378	1052	634	1297		146	268		224	360	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.14	0.43	0.02	0.11	0.41		0.13	0.11		0.06	0.42	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 100			
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 45			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.56			
Intersection Signal Delay (s/veh): 9.7		Intersection LOS: A	
Intersection Capacity Utilization 60.6%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 5: Timberline Drive & 127th Street



Intersection	
Int Delay, s/veh	1.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	304	13	70	471	7	39
Future Vol, veh/h	304	13	70	471	7	39
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	9	0	3	5	0	6
Mvmt Flow	358	15	82	554	8	46

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	373	0	1084	365
Stage 1	-	-	-	-	365	-
Stage 2	-	-	-	-	719	-
Critical Hdwy	-	-	4.13	-	6.4	6.26
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.227	-	3.5	3.354
Pot Cap-1 Maneuver	-	-	1180	-	242	671
Stage 1	-	-	-	-	706	-
Stage 2	-	-	-	-	486	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1180	-	218	671
Mov Cap-2 Maneuver	-	-	-	-	218	-
Stage 1	-	-	-	-	706	-
Stage 2	-	-	-	-	437	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	1.07	12.9
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	510	-	-	233	-
HCM Lane V/C Ratio	0.106	-	-	0.07	-
HCM Ctrl Dly (s/v)	12.9	-	-	8.3	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0.2	-

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	11	24	36	113	143	10
Future Vol, veh/h	11	24	36	113	143	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	12	27	40	126	159	11

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	370	164	170	0	-	0
Stage 1	164	-	-	-	-	-
Stage 2	206	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	652	885	1420	-	-	-
Stage 1	870	-	-	-	-	-
Stage 2	849	-	-	-	-	-
Platoon blocked, %	0			-	-	-
Mov Cap-1 Maneuver	632	885	1420	-	-	-
Mov Cap-2 Maneuver	632	-	-	-	-	-
Stage 1	843	-	-	-	-	-
Stage 2	849	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	9.82	1.84	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	435	-	786	-	-
HCM Lane V/C Ratio	0.028	-	0.049	-	-
HCM Ctrl Dly (s/v)	7.6	0	9.8	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-

Exhibit K

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

1. The Lemont 2030 Comprehensive Plan's Future Land Use Map designates the subject site as Contemporary Neighborhood with a Conservation Overlay.
2. The proposed Preliminary Planned Unit Development is generally consistent with the Comprehensive Plan's vision for the Subject Property providing a coordinated residential development consistent with the Contemporary Neighborhood designation.
3. The Copper Ridge West Preliminary Planned Unit Development sufficiently meets the Planned Unit Development objectives set forth in Section 17.08.010(C) of the Unified Development Ordinance.
4. Subject to the conditions of this Ordinance, the Preliminary Planned Unit Development promotes the public health, safety, and welfare by providing a coordinated residential development with supporting infrastructure, open space, and stormwater management improvements.

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 Development Agreement with Teton Development, LLC for the Copper Ridge West Residential Development
DATE: August 10, 2026

SUMMARY/BACKGROUND

Teton Development, LLC, represented by attorney Vince Rosanova, has requested approval of a rezoning and Special Use for a Preliminary Planned Unit Development (PUD) and Preliminary Plat of Subdivision for approximately 28.9 acres located at 16453 Alba Street. The proposed Copper Ridge West development consists of 19 detached single-family homes and 63 attached townhome units on 82 residential lots, together with associated roadways, utilities, stormwater management facilities, open space, and supporting site improvements. In addition to those ordinances a development agreement is being presented which includes various development terms and conditions typical of a residential development of this nature. The draft development agreement was reviewed at the committee of the whole meeting on July 13, 2026.

The attached Development Agreement has since been revised following discussion at the committee of the whole to require construction of a public sidewalk within the north side of the Alba Street right-of-way extending from the development entrance to the existing Lemont Township parking lot. The applicant has also revised the site plan to retain guest parking adjacent to Outlot C near the Village-owned open space. This parking area provides visitor parking for the development and may also support future public access to the adjacent Village property should additional trail or park improvements be pursued in the future. The proposed Alba Street sidewalk alignment is illustrated in the attached exhibit and extends east to the Township parking lot.

ANALYSIS

The revised pedestrian improvements respond to concerns raised during the public hearing regarding connectivity between Copper Ridge West, the existing Timberline neighborhood, and the Heritage Woodland Sanctuary trail system.

While several concepts were explored during the review process, including a direct trail connection through Village-owned open space and a broader conceptual trail network prepared by Lemont Township, those improvements will require future coordination among multiple public agencies and are not included within the proposed Development Agreement. Instead, the applicant has agreed to construct an off-site sidewalk within the Alba Street public right-of-way, creating a continuous pedestrian route from the development to the existing Township parking lot and trailhead. The sidewalk is identified as the developer's required off-site pedestrian improvement within the Development Agreement. The developer has also committed to making an additional pedestrian connection to the open space near the south side of the proposed subdivision, once easements are obtained.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Motion to Approve

BOARD ACTION REQUESTED
Motion to Approve

ATTACHMENTS
A Resolution Approving a Development Agreement with Teton Development, LLC for the Copper Ridge West Residential Development

VILLAGE OF LEMONT

RESOLUTION
NUMBER R-___-26

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT WITH TETON DEVELOPMENT, LLC FOR THE COPPER RIDGE WEST RESIDENTIAL DEVELOPMENT

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

SAMUEL 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 DEVELOPMENT AGREEMENT WITH TETON DEVELOPMENT, LLC FOR THE COPPER RIDGE WEST RESIDENTIAL DEVELOPMENT

WHEREAS, Teton Development, LLC, an Illinois limited liability company ("Teton") proposes to develop the Copper Ridge West Subdivision with nineteen (19) single family detached homes and sixty-three (63) single family attached homes; and

WHEREAS, the President and Board of Trustees have determined that the proposed development will serve a corporate purpose and to be in the best interests of the Village.

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: The agreement between the Village and Teton, attached hereto as Exhibit A, is hereby approved subject to such amendments as may be authorized by the Village Administrator.

SECTION 3: The Village President is authorized to execute the agreement on behalf of the Village.

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 Forzley	_____	_____	_____	_____
Janelle Kittridge	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____
John Egofske, Village President

Attest:

_____
Charlene M. Smollen, Village Clerk

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

CERTIFICATION

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

I do hereby further certify that the foregoing is a full, true and correct copy of Resolution No. _____ "**A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT WITH TETON DEVELOPMENT, LLC FOR THE COPPER RIDGE WEST RESIDENTIAL DEVELOPMENT**" adopted and approved by the President and Board of Trustees of the Village of Lemont, Illinois on July 27, 2026.

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

_____

Charlene Smollen
Village Clerk
Village of Lemont
Cook County, Illinois

Exhibit A

Development Agreement

DEVELOPMENT AGREEMENT
(COPPER RIDGE WEST RESIDENTIAL DEVELOPMENT)

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into at Lemont, Illinois, as of the Effective Date (as hereinafter defined), by and between the **VILLAGE OF LEMONT**, an Illinois municipal corporation (the "VILLAGE") and **TETON DEVELOPMENT, LLC**, an Illinois limited liability company or its assign (hereinafter referred to as "DEVELOPER") (the VILLAGE and DEVELOPER are hereinafter sometimes collectively referred to as the "PARTIES").

This Agreement shall supersede all prior development agreements, ordinances and annexation agreements between the VILLAGE and the former DEVELOPERs relating to the Subject Property including, but not limited to: (i) O-44-19, "An Ordinance Granting a Special Use for a Preliminary Planned Unit Development to Taylor Morrison of Illinois, (ii) Ordinance No. O-24-19, "An Ordinance Approving a Donation Agreement", (iii) Ordinance No. O-46-19, "An Ordinance Approving a Development Agreement with Taylor Morrison of Illinois", (iv) Annexation Agreement between the VILLAGE and Intrepid Investment Partners-Lion's Park LLC., a Michigan limited liability company and Pulte Home Company LLC., a Michigan limited liability company, approved as Ordinance No. O-28-17; and (v) VILLAGE Ordinance O-30-17 Granting a Preliminary Plan/Plat Approval For A Special Use For A Preliminary Planned Unit Development (PUD) and Zoning Map Amendment with respect to the Subject Property. The VILLAGE hereby acknowledges that the prior annexation agreement approved as Ordinance O-28-17 was rescinded pursuant to Ordinance No. O-47-19 and is of no further force and effect and the development agreement approved as Ordinance No. O-

46-19 is of no force and effect as Taylor Morrison of Illinois failed to acquire ownership of the Subject Property as required by Paragraph 10 of said prior development agreement.

PREAMBLES

A. The Copper Ridge West Subdivision consists of eighty-two (82) lots suitable for construction of nineteen (19) single family detached homes and sixty-three (63) single family attached homes, together with outlots to be utilized as detention, open space, a private park site and/or landscape buffers as legally described and depicted on **Exhibit A** attached hereto and made a part hereof (hereinafter referred to as the "Subject Property"). The PARTIES hereby acknowledge that DEVELOPER is the contract purchaser of the Subject Property and will become the owner of the approximately twenty-nine (29) acre Subject Property at which time this Agreement shall become effective. In the event DEVELOPER, or its assign, fails to acquire ownership of the Subject Property within one hundred and eighty (180) days of the date of this Agreement then this Agreement shall automatically, without further action of the PARTIES, be deemed null and void having no force or effect.

B. DEVELOPER intends to build single-family detached homes and townhomes on the Subject Property consistent with the approved development plans attached hereto as Exhibit B, including the Preliminary PUD Plat For Copper Ridge West prepared by Designtech Engineering, Inc., dated February 20, 2026, last revised_____, Preliminary Engineering Plans For Copper Ridge West prepared by Designtech Engineering, Inc., dated February 20, 2026, last revised _____, Preliminary Site Plan for Copper Ridge West prepared by Designtech Engineering, Inc., dated February 20, 2026, last revised _____ and the Preliminary Landscape Plans prepared by

Gary R. Weber Associates, Inc., dated February 20, 2026, last revised _____(hereinafter collectively referred to as "Development Plans"). The VILLAGE hereby approves the Development Plans and agrees to approve all final development plans which are in substantial conformance to the preliminary Development Plans. The PARTIES agree that changes to the Development Plans shall be permitted to address future comments from the VILLAGE engineer, VILLAGE arborist and MWRD without the need to amend this Agreement.

C. The PARTIES desire to enter into this binding development Agreement confirming the zoning of the Subject Property in the VILLAGE's R-5(A) Single-Family Detached and Attached Residential Zoning District and R-6 Multi-Family Residential District with a special use for a planned unit development to allow for construction of said single-family detached and attached homes on the Subject Property as depicted on the Development Plans and the performance of certain undertakings of the PARTIES, as set forth herein.

D. The DEVELOPER is about to materially change its position in reliance upon the execution of this Agreement by the VILLAGE and the performance by the VILLAGE of its undertakings contained herein.

E. DEVELOPER seeks certain assurances from the VILLAGE regarding the zoning and subdivision of the Subject Property under the VILLAGE's Unified Development Ordinance ("UDO") and assurances as to other matters covered in this Agreement.

F. The Copper Ridge West Subdivision will be developed pursuant to the terms and conditions of this Agreement and the Development Plans.

G. The VILLAGE Board of Trustees, after due and careful consideration, has concluded that the development of the Subject Property on the terms and conditions herein set forth would further the VILLAGE's growth, increase the taxable value of the Subject Property within the VILLAGE, and otherwise enhance, promote, and serve the best interests and general welfare of the VILLAGE and its residents.

NOW, THEREFORE, in consideration of the foregoing preambles and in consideration of the mutual covenants, agreements and conditions hereinafter contained, and the benefits anticipated to inure to each of them, the PARTIES do hereby agree as follows:

1. PREAMBLES/EXECUTION OF THIS AGREEMENT/ACQUISITION OF SUBJECT PROPERTY.

1.1 PREAMBLES. The foregoing preambles are material to this Agreement and are incorporated herein, as if restated in their entirety in this Section 1.1. This Agreement shall supersede all prior development agreements, ordinances and annexation agreements between the VILLAGE and the former DEVELOPERs. For the avoidance of doubt, the PARTIES acknowledge that the Annexation Agreement dated April 10, 2017 between the VILLAGE, Intrepid Investment Partners–Lion's Park, LLC and Pulte Home Company was rescinded pursuant to VILLAGE Ordinance 0-47-19 adopted June 10, 2019 and is of no further force and effect.

2. ZONING & SUBDIVISION.

2.1 ZONING AND VARIATIONS. The VILLAGE hereby confirms that the Subject Property was the subject of a public hearing on May 6, 2026 before the

VILLAGE Plan Commission and as a result of that and VILLAGE Board action, shall be zoned R-5(A) and R-6 as a planned unit development to allow for the construction nineteen (19) single-family detached homes and sixty-three (63) townhomes as depicted on the Development Plans. All zoning variances depicted on the Development Plans are hereby ratified and approved by the VILLAGE, including, but not limited to:

DEVIATION TO REDUCE THE INTERNAL RIGHT-OF-WAY WIDTHS FROM 66' TO 60', WITH A PAVEMENT SECTION OF 30' INCLUDING BACK OF CURB

DEVIATION TO REDUCE THE INTERIOR SIDEYARD SETBACK FROM 15' TO 10' IN THE R-6 ZONING DISTRICT AND TO REDUCE BUILDING SEPARATION BETWEEN TOWNHOME STRUCTURES

DEVIATION TO PERMIT COVERED PORCH ENCROACHMENTS FOR TOWNHOME UNITS INTO REQUIRED REAR YARD SETBACKS

DEVIATION TO INCREASE FRONT YARD LOT COVERAGE FROM 36% TO 40% FOR SINGLE-FAMILY DETACHED LOTS

DEVIATION TO PERMIT LOT COVERAGE IN EXCESS OF 65% FOR CERTAIN TOWNHOME LOTS

DEVIATION TO ALLOW CENTERLINE RADIUS OF 175' IN LIEU OF 200'

DEVIATION TO ALLOW CUL DE SAC LENGTHS IN EXCESS OF 300'

DEVIATION TO ALLOW DETENTION POND DEPTHS IN EXCESS OF 4' WITH BOUNCE UP TO 6.8'

DEVIATION FOR SIDE SLOPES IN THE DETENTION BASINS OF 4 TO 1

DEVIATION FOR BACKSLOPES AND SIDESLOPES OF 3 TO 1 IN ALL PONDS AND OPEN SPACE AREAS

DEVIATION TO ALLOW DRIVEWAY CONCRETE THICKNESS OF 5 INCHES

DEVIATION TO PERMIT MINIMUM LOT AREA OF LESS THAN 10,000 SQUARE FEET (9,600 REQUESTED) PER HOME IN THE R-5(A) ZONING DISTRICT

3. DEVELOPMENT STANDARDS.

3.1 DEVELOPMENT AND SUBDIVISION SIGNS. DEVELOPER, at its option and expense, may erect and maintain three (3) new off-site development signs advertising the Development. One of the three signs may be placed adjacent to the public right-of-way along Alba Street and Timberline Drive, one sign along 127th Street, and the third sign along the western edge of the Subject Property along I-355 subject to a written license agreement from the property owners authorizing placement of said sign. The Development Signs may be two-sided or v-shaped sign face. The signs along Alba, Timberline and 127th Street shall permitted to have a maximum area of forty eight (48) square feet and a maximum height of ten (10) feet. The sign along the west property line adjacent to I-355 shall be permitted to be up to 15' tall by 6' wide and shall not exceed a total of sixty four (64) square feet. The signs shall be removed no later than the DEVELOPER's sale of the final lot comprising the Subject Property. DEVELOPER shall be permitted one permanent subdivision sign at the entrance to the Subject Property as shown on the Development Plans.

With regard to temporary marketing signage the following shall be permitted:

Temporary Sales Office Sign. One (1) sign, not greater than sixteen (16) square feet in area (double-sided), and not greater than six feet (6') in height, may be located in front of and near each sales office. The sign shall be removed within six (6) months of the completion and closing to a non-builder third party of ninety-five percent (95%) of the lot sales within the Subject Property.

On-Site Directional Signs. Two (2) temporary directional signs, not greater than six (6) square feet in area (double-sided) and three and one half feet (3.5') in height may be installed at each intersection between a model unit or sales office and entrance to the Subject Property. Said signs may be installed within a public right-of-way subject to the reasonable approval of the VILLAGE for safety-site distances. Said signs shall be removed within six (6) months of the issuance of ninety-five percent (95%) of the certificates of occupancy within the Subject Property. One (1) double-sided parking lot directional sign, not greater than six (6) square feet in area and six feet (6') in height may, be installed per model home parking lot. Said signs shall be removed within six (6) months of ninety-five percent (95%) issuance of certificates of occupancy within the Subject Property. One (1) identification sign may be installed in front of each model home with a maximum of eight feet (8') in height and one hundred and twenty (120) square feet in size. Model home signs shall be removed upon issuance of an occupancy permit for the model. Feather flags shall be permitted in front of each model home and along the entrance to the Subject Property. Said feather flags shall be removed within six (6) months of ninety-five percent (95%) issuance of certificates of occupancy within the Subject Property.

4. PUBLIC IMPROVEMENTS. The DEVELOPER shall be responsible for the installation of roadways, street lighting, detention areas, potable water, sanitary sewer, and street and traffic safety signage as depicted on the Development Plans. DEVELOPER shall have no other obligation to install any other improvements either on-site or off-site. Upon completion of the roadways, sidewalks, street lighting, potable water improvements, sanitary sewer, and street and traffic safety signage improvements the VILLAGE shall accept ownership of said improvements and shall be responsible for the continued repair and maintenance of said public improvements. The DEVELOPER shall obtain and submit to the VILLAGE a letter of credit as required in Section 17.23.020(F) of the VILLAGE's UDO. The DEVELOPER shall be responsible for maintenance requirements provided in Section 17.23.090 of the VILLAGE UDO. If any public improvements are not completed in accordance with the UDO, the VILLAGE may use an existing letter of credit or other performance assurance pursuant to UDO to complete said improvements. Notwithstanding anything herein to the contrary, the DEVELOPER shall be relieved of all continuing responsibility as to a specific public improvement covered under any surety provided pursuant to this Agreement once the VILLAGE has made final acceptance of said public improvement required to be constructed with respect to the Subject Property (subject to the maintenance period which shall start of the date of acceptance for the specific public improvement). Each public improvement properly installed and guaranteed by the surety deposited with the VILLAGE, if requested by the DEVELOPER, may be proportionately reduced or released on an individual improvement-by-improvement basis upon the review and recommendation of the VILLAGE engineer. Upon completion of a major portion of the

public improvements required with respect to a given phase of the development of the Subject Property, the surety shall be reduced by the VILLAGE within thirty (30) days of receiving a recommendation from the VILLAGE engineer and approval of the VILLAGE Board that said surety is to be reduced. The reduction of said surety shall be in an amount proportional to the work then completed, as reviewed and recommended by the VILLAGE engineer. The VILLAGE agrees that said review by the VILLAGE engineer shall be of reasonable duration after the submittal of all documents required for said review and not to exceed thirty (30) days. The VILLAGE agrees not to condition the reduction in the surety on the construction of any public improvements not specifically included on the approved final engineering plans for said phase of development of the Subject Property. The VILLAGE shall promptly release any remaining retained amounts under the relevant Surety. With respect to snow removal within the Subject Property, the VILLAGE agrees to undertake all snow removal, snow plowing and salting of the interior roads within the Subject Property upon issuance of the 40th residential occupancy permit notwithstanding the fact that the interior roadways are likely to not have been dedicated and accepted by the VILLAGE at that point in time.

4.1 OVERSIZING. DEVELOPER shall not be required to oversize any on-site sanitary sewers, water mains, storm sewers, stormwater management facilities or other on-site improvements in connection with its construction the Subject Property.

4.2 OFF-SITE IMPROVEMENTS. No off-site improvements shall be required of DEVELOPER, other than the Alba Street improvements shown on the Development Plans including widening, curb and gutter installation, and final pavement lift.

4.3 OFF SITE EASEMENTS. DEVELOPER shall reserve an access easement to the VILLAGE open space parcel located to the east of the Subject Property as depicted on the Development Plans. The VILLAGE shall grant DEVELOPER all easements, both temporary construction and permanent easements as necessary over the VILLAGE's adjacent properties to permit connection to the potable water and sanitary sewer infrastructure in the locations as depicted on the Development Plans at no charge to DEVELOPER. DEVELOPER and VILLAGE shall finalize said easements prior to recording of the final plat of subdivision for the Subject Property.

4.4 PARK SITE DEDICATION: DEVELOPER will not be dedicating land to the Lemont Park District and shall pay cash-in-lieu of land to the VILLAGE on a pro-rata basis at the time of building permit issuance for each home as identified on Exhibit D which has been mutually agreed upon between the VILLAGE and DEVELOPER.

5. RECAPTURE FEES/WATER AND SEWER AVAILABILITY

5.1 RECAPTURE FEES. The VILLAGE and DEVELOPER acknowledge and agree that there are no outstanding recapture agreements applicable to the Subject Property. Specifically, the VILLAGE hereby confirms the following recapture agreements shall not be applicable the DEVELOPER of Subject Property.

A. Ordinance No. 729 Effective April 27, 1992 – Water & Sewer

B. Ordinance No. 990 – Water & Sewer

5.2 RECAPTURE ALBA STREET: Upon completion of the improvements to Alba Street as shown on the Development Plans, the VILLAGE and DEVELOPER shall

enter into a recapture agreement allowing for DEVELOPER to recover a proportion of its expenses in improving Alba Street which shall include all design, engineering, construction and other customary ancillary costs. Said recapture agreement shall be finalized upon acceptance by the VILLAGE of the completed Alba Street improvement and shall apply the recapture payable to DEVELOPER based on linear frontage of the benefited properties, which shall exclude any public owned lands or public agencies. The recapture agreement shall be applicable for a period of ten (10) years from the date of approval of the recapture agreement and shall include a mutually agreed upon interest rate.

5.3 WATER AND SEWER AVAILABILITY. Water and sewer service shall be provided to the Subject Property by the VILLAGE and Metropolitan Water Reclamation District. The VILLAGE represents that sufficient sanitary sewer capacity is available to serve the Subject Property and the VILLAGE will at all times reserve sufficient sanitary sewer capacity to serve the SUBJECT PROPERTY. The VILLAGE shall accept dedication of all sanitary sewer improvements upon completion. The VILLAGE shall permit connections to the existing VILLAGE sanitary sewers as generally depicted on the Development Plans and to furnish sanitary sewer service to the Subject Property. The VILLAGE represents that sufficient water capacity is available to serve the Subject Property and the VILLAGE will at all times reserve sufficient capacity to serve the Subject Property. The VILLAGE shall accept dedication of all water mains upon completion. The VILLAGE shall permit connections to the existing VILLAGE water mains as generally depicted on the Development Plans and to furnish water to the Subject Property.

5.4 STORM WATER MANAGEMENT & RETAINING WALLS. The DEVELOPER shall install all storm water improvements as generally depicted on the Development Plans. Upon completion of said improvements the DEVELOPER may transfer ownership of the storm water improvements to a duly formed homeowner's association which shall be responsible for the perpetual maintenance and repair of said storm water management improvements. Retaining walls located in the common area outlots, private lot easements, or in the right-of-way shown and depicted on the Development Plan shall not be dedicated to the VILLAGE and shall be constructed, installed and maintained by the DEVELOPER until such time as the maintenance obligation is transferred to a duly formed homeowner's association. The declaration of the homeowner's association shall contain provisions requirement that the homeowner's association defend and indemnify individual homeowners in the Copper Ridge West Subdivision against liability for property damage or personal injury arising out of the maintenance and repair of the retaining walls.

6. ARCHITECTURAL REQUIREMENTS. The DEVELOPER shall comply with the VILLAGE'S UDO, the approved PUD R-5(A) and R-6 zoning district and anti-monotony requirements with respect to the architectural design of the homes being constructed on the Subject Property. The VILLAGE hereby approves the building elevations as specified in Exhibit C which the DEVELOPER shall be allowed to construct on the Subject Property without the need for any further approvals from the VILLAGE. No other architectural requirements shall be applicable to the Subject Property other than those found in the PUD. Additionally, subject only to staff level review and approval which shall not be unreasonable withheld, the DEVELOPER may

add additional single-family home styles, elevations and floor plans as long as they are generally consistent with the elevations attached hereto as Exhibit C.

7. IMPACT FEES, DONATIONS AND FEES.

7.1 VILLAGE FEES. DEVELOPER shall pay the development related impact fees identified on **Exhibit D** (the "Fees" or "Fee") (including, but not limited to, school and park land/cash fees, library donation fee, fire donation fee, and public safety donation fee). Other than as listed on Exhibit D and the VILLAGE's currently applicable building permit fees, occupancy permit fees, sewer and water connection fees, building plan review and inspection fees, engineering plan review and other consultant's fees) which shall be paid at the time of Building Permit or Certificate of Occupancy issuance, as applicable no other VILLAGE fees shall be applicable to the Subject Property. No Fee shall be increased for a period of five (5) years from recording of this Agreement. Any Fee reductions which are customarily and generally applicable throughout the VILLAGE as established from time to time by the VILLAGE shall be applicable and accrue to the benefit of the Subject Property.

7.2 ALBA STREET SIDEWALK AND PATH CONNECTION TO TOWNSHIP. DEVELOPER shall have no obligation to install sidewalk or path along any portion of Alba Street other than as shown on the off-site Alba Sidewalk exhibit attached hereto as **Exhibit E** which sidewalk shall be located in the Alba Street public right-of-way. DEVELOPER shall also be responsible for installing sidewalk within the Subject Property. The VILLAGE and DEVELOPER shall cooperate to obtain an easement from the Lemont Township so that DEVELOPER shall be permitted make a

connection to the Lemont Township path network which connection shall be through the park site located south of lot 1 as shown on the Development Plans connecting to the Lemont Township path network to the east. In the event the Lemont Township grants said easement, then the connection shall be made within one (1) year of said easement grant. The design, engineering and materials used for said connection shall be subject to the approval of the Lemont Township, VILLAGE and DEVELOPER. Should Lemont Township not approve the path connection prior to issuance of the final building permit for the Subject Property, then DEVELOPER shall have no obligation to make this path connection.

8. MODELS/SALES AND OFFICE TRAILERS. Following approval of this Agreement, and approval by the Lemont Fire Protection District, DEVELOPER shall have the right to construct up to eight (8) model homes and other appurtenant facilities on the Subject Property, including signs, banners, flagpoles, etc. on the model home lot(s) and in or adjacent to the right-of-way of the Subdivision entrances on Timberline Drive. Two (2) of such model homes may be used as a sales office or offices. In addition, up to six (6) construction trailers may be located on the Subject Property and used for storage.

9. BUILDING PERMITS/ OCCUPANCY CERTIFICATES.

9.1 BUILDING PERMITS. The VILLAGE shall issue building permits within fifteen (15) business days of application therefore, or issue a letter of denial within said period informing DEVELOPER specifically as to what corrections are necessary as a condition to the issuance of a building permit and specifying the section of any applicable code relied upon by the VILLAGE in its request for correction. Prior to issuance of the

first building permit, the VILLAGE and DEVELOPER shall work together to review and approve a master plan set of architectural plans to help expedite the building permit review process.

9.2 OCCUPANCY CERTIFICATES. The VILLAGE shall issue to DEVELOPER temporary or final occupancy certificates within five (5) business days of application therefor or issue a letter of denial within said period informing DEVELOPER as to what corrections are necessary as a condition to the issuance of a certificate and specifying the section of any applicable code relied upon by the VILLAGE in its request for correction. DEVELOPER's inability, due to adverse weather conditions, to install driveways, service walks, sidewalks, stoops, landscaping and final grading, shall not delay the issuance of a temporary certificate of occupancy provided DEVELOPER delivers additional security to the VILLAGE (that is similar in nature and form to the Subdivision Security) to assure the completion of said unfinished items. Once unfinished items have been completed and approved by the VILLAGE Engineer and Building Commissioner, the VILLAGE shall issue final occupancy certificates within the time prescribed herein and release the above described security.

10. AMENDMENTS. If, from time to time during the term of this Agreement, the provisions of any existing ordinances, codes, rules or regulations are amended or modified so as to impose requirements upon the construction of the Subject Property, or the construction of dwelling units or other improvements thereon or in connection therewith, which are more stringent than those existing as of the Effective Date, such amendment or modification shall not be effective as applied to the Subject Property for a period of five (5) years from the date of approval.

11. GENERAL PROVISIONS.

11.1 DORMANT SPECIAL SERVICE AREA. A dormant special service area will be established over the Subject Property, with the cooperation and participation of DEVELOPER to insure the maintenance in a first-rate condition for any common areas owned by the homeowner's association. The VILLAGE will have the right to activate the dormant special service area and extend the taxes upon failure of the homeowner's association to maintain the common areas and retaining walls in a first class condition.

11.2 TIME OF ESSENCE/COOPERATION OF PARTIES. Time is of the essence of this Agreement and of each and every provision hereof. The PARTIES shall cooperate with one another on an ongoing basis and make every reasonable effort (including, with respect to the VILLAGE, the calling of special meetings, the holding of additional public hearings and the adoption of ordinances) to further the implementation of the provisions of this Agreement and the intentions of the PARTIES as reflected by the provisions of this Agreement. Specifically, but without limitation, in connection with DEVELOPER's performance of its obligations under this Agreement, the VILLAGE agrees to execute such applications and documents as may be necessary to obtain approvals and authorizations from other governmental or administrative agencies and to cooperate otherwise to the extent necessary to assure DEVELOPER's performance of those obligations.

11.3 CONFLICT WITH ORDINANCES. If any pertinent existing resolutions or ordinances, or interpretations thereof, of the VILLAGE are inconsistent or

in conflict with any provision hereof, then the provisions of this Agreement and the ordinances passed pursuant hereto shall constitute lawful and binding amendments to, and shall supersede the terms of said inconsistent ordinances or resolutions, or interpretations thereof, as they may relate to the Development.

11.4 TERM. This Agreement shall be binding upon and inure to the benefit of the PARTIES, the successors to DEVELOPER, and any successor municipal authorities of the VILLAGE and successor municipalities, for a period of twenty (20) years commencing with the Effective Date of this Agreement, and for whatever additional period of time agreed to by the PARTIES in writing. In the event the zoning of the Subject Property or the execution and delivery of this Agreement is challenged either directly or indirectly in any court proceeding which shall delay the construction of the Development, the period of time during which such litigation is pending, to the extent permitted by law, shall not be included in calculating such twenty (20) year term.

11.5 ASSIGNABILITY. This Agreement shall run with the land and, as such, shall be binding upon subsequent owners of the Subject Property provided, however, that DEVELOPER shall not assign its rights or delegate its duties hereunder and such rights shall not inure to subsequent owners of the Subject Property unless the VILLAGE provides its prior written express consent of the proposed assignee of such rights, which consent shall not be unreasonably withheld. The PARTIES agree that it shall be unreasonable for the VILLAGE to withhold its consent if the proposed assignee is an affiliate or entity controlled by DEVELOPER or an unrelated experienced, reputable, qualified and significant DEVELOPER of the type of residential community contemplated in this Agreement. If the DEVELOPER desires the VILLAGE approve an

assignment, it shall make such request to the VILLAGE in writing, which request shall identify the proposed assignee, and the DEVELOPER shall provide the VILLAGE with all information reasonably requested by the VILLAGE with respect to the proposed assignee's qualifications.

11.6 NOTICES. All notices or other writings which any party is required to, or may wish to, serve upon any other party in connection with this Agreement shall be in writing and shall be delivered personally or sent by certified or registered mail, return receipt requested, postage prepaid, to the following addresses or faxes to the PARTIES at the following facsimile numbers:

(A)	If to VILLAGE:	George Schafer, VILLAGE Administrator VILLAGE of Lemont 418 Main Street Lemont, Illinois 60439
	With a copy to:	Michael B. Stillman, Esq. VILLAGE Attorney 3318 West 95th Street Evergreen Park, Illinois 60805
(B)	If to DEVELOPER:	Matthew G. Dill, Manager Teton Development, LLC 13102 Eliza Court Lemont, Illinois 60439
	With a copy to:	Vincent M. Rosanova, Esq. Rosanova & Whitaker, Ltd. 445 Jackson Avenue, Suite 200 Naperville, Illinois 60540

Any party may change its address for the service of notice by giving written notice of such change to the other party, in the manner specified below. All notices shall be deemed effective as of the date of receipt, in the case of personal delivery; two days after deposit in the U.S. mails, in the case of notice set by certified or registered mail.

11.7 SEVERABILITY. If any provision of this Agreement is held invalid, such provision shall be deemed to be removed therefrom and the invalidity thereof shall not affect any of the other provisions contained herein.

11.8 REMEDIES. Any party to this Agreement may, either in law or equity, by suit, action, mandamus, or other proceedings, enforce or compel performance of this Agreement. No action taken by any party hereto pursuant to the provisions of this Section or pursuant to the provisions of any other Section of this Agreement shall be deemed to constitute an election of remedies, and all remedies set forth in this Agreement shall be cumulative and non-exclusive or otherwise available to any party at law or in equity.

11.9 BREACH OF AGREEMENT. In the event of a material breach of this Agreement, the PARTIES agree that the party alleged to be in breach shall have thirty (30) days notice of said breach to correct the same prior to the non-breaching party's seeking any remedy provided for herein (provided, however, that said thirty (30) day period shall be extended if the defaulting party has initiated the cure of said default and is diligently proceeding to cure the same).

11.10 DEFAULT CURE. If any of the PARTIES shall fail to perform any of its obligations hereunder, and the party affected by such default shall have given notice of such default to the defaulting party, and such defaulting party shall have failed to cure such default within thirty (30) days of such default notice (or any extension of said thirty (30) day period if the defaulting party has initiated the cure of said default and is diligently proceeding to cure the same), then in addition to any and all other remedies that

may be available, either in law or equity, the party affected by such default shall have the right (but not the obligation) to take such action as in its reasonable discretion and judgment shall be necessary to cure such default. In such event, the defaulting party hereby agrees to pay and reimburse the party affected by such default for all reasonable costs and expenses incurred by it in connection with action taken to cure such default.

11.11 NO WAIVER. The failure of any of the PARTIES to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, imposed upon any other party, shall not be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect.

11.12 INTEGRATION/EXHIBITS. This Agreement constitutes the entire agreement and understanding of the PARTIES relative to the subject matter hereof superseding all prior agreements, understandings and negotiations (all of which are expressly merged herein). All exhibits to this Agreement are incorporated herein by this reference thereto.

12. EFFECTIVE DATE. The "Effective Date" of this Agreement shall be the date this agreement is approved by the VILLAGE Board of Lemont and signed by both the VILLAGE and DEVLOPER, subject to the DEVELOPER or its assign acquiring title to the Subject Property as specified in Preamble A above.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the PARTIES hereto have executed this Agreement this

_____ day of _____, 2026.

VILLAGE OF LEMONT
an Illinois Municipal Corporation

By:_____
Mayor

Attest:_____
VILLAGE Clerk

DEVELOPER: TETON DEVELOPMENT, LLC.
an Illinois limited liability company

BY:_____

ITS: _____

BY:_____

ITS: _____

Exhibits

A – Legal Description of Subject Property
B – Approved Final Development Plans
C – Approved Elevations
D – Applicable Fees
E – Alba Sidewalk Exhibit

EXHIBIT A

Legal Description of Subject Property

LEGAL DESCRIPTIONS FOR RE-ZONING

PROPOSED COPPER RIDGE WEST SUBDIVISION

SINGLE FAMILY FROM R-1 TO R-5A

MULTI-FAMILY LOTS FROM R-1 TO R-6

LEGAL DESCRIPTION OF PROPOSED COPPER RIDGE WEST SUBDIVISION

PARCEL ONE

THAT PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION RUNNING THENCE EAST 9.275 CHAINS TO THE SOUTHEAST CORNER THEREOF; RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION, 16.10 CHAINS; RUNNING THENCE SOUTHWESTERLY TO THE WEST LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION AT A POINT DISTANT 10.90 CHAINS NORTH OF POINT OF BEGINNING; AND RUNNING THENCE SOUTH ON THE WEST LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION TO PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF LYING SOUTHWESTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT IN THE WEST LINE OF THE WEST HALF OF THE EAST HALF OF SAID NORTHWEST QUARTER DISTANT NORTHERLY 233.03 FEET FROM THE SOUTHWEST CORNER OF SAID WEST HALF; THENCE SOUTHEASTERLY 272.02 FEET MORE OR LESS TO A POINT OF TERMINATION IN THE SOUTH LINE OF THE WEST HALF OF THE EAST HALF OF SAID NORTHWEST QUARTER, BEING 140.07 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID WEST HALF AND ALSO 1084.23 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER), ALL IN COOK COUNTY, ILLINOIS.

PARCEL TWO

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER DISTANCE WESTERLY 1084.23 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTHEASTERLY 2106.13 FEET MORE OR LESS TO A POINT OF TERMINATION IN THE EAST LINE OF SAID SOUTHWEST QUARTER DISTANT SOUTHERLY 1804.23 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM, THE FOLLOWING:

THAT PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 39 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1223.86 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 01 DEGREES 23 MINUTES 02 SECONDS WEST, ALONG SAID WEST LINE 233.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 23 MINUTES 02 SECONDS WEST, ALONG SAID WEST LINE 203.21 FEET; THENCE SOUTH 38 DEGREES 01 MINUTES 35 SECONDS EAST, 1128.70 FEET; THENCE SOUTH 45 DEGREES 55 MINUTES 10 SECONDS WEST, 220.34 FEET; THENCE NORTH 32 DEGREES 22 MINUTES 35 SECONDS WEST, 721.74 FEET TO SAID NORTH LINE; THENCE CONTINUING NORTH 32 DEGREES 22 MINUTES 35 SECONDS WEST, 271.98 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM, THE FOLLOWING:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 45 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 66.00 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 09 SECONDS WEST, 954.64 FEET; THENCE NORTH 32 DEGREES 22 MINUTES 35 SECONDS WEST 1260.23 FEET; THENCE SOUTH 37 DEGREES 27 MINUTES 12 SECONDS EAST 1214.61 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 16 MINUTES 09 SECONDS EAST, ALONG SAID EAST LINE 1053.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPOSED SINGLE FAMILY SF LOTS 1-19)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER; 469.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38 DEGREES 01 MINUTES 35 SECONDS EAST, 57.63 FEET; THENCE 39 DEGREES 41 MINUTES 08 SECONDS EAST, 72.80 FEET; THENCE SOUTH 74 DEGREES 53 MINUTES 21 SECONDS EAST, 61.03 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 39 SECONDS EAST, 61.05 FEET; THENCE SOUTH 80 DEGREES 05 MINUTES 35 SECONDS EAST, 88.21 FEET; THENCE SOUTH 58 DEGREES 00 MINUTES 40 SECONDS EAST, 117.07 FEET; THENCE SOUTH 35 DEGREES 55 MINUTES 45 SECONDS EAST, 151.80 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 23 MINUTES 21 SECONDS EAST, ALONG SAID EAST LINE, 1008.40 FEET; THENCE SOUTH 82 DEGREES 27 MINUTES 22 SECONDS WEST, 106.41 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 58.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 23 MINUTES 21 SECONDS WEST, 869.90 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 282.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 36 MINUTES 39 SECONDS WEST, 41.95 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 195.00 FEET, ARC DISTANCE OF 181.61 FEET TO A POINT OF TANGENCY; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 197.94 FEET; THENCE NORTH 51 DEGREES 58 MINUTES 25 SECONDS EAST, 5.76 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 88 DEGREES 41 MINUTES 16 SECONDS EAST, ALONG SAID NORTH LINE, 142.51 FEET TO THE POINT OF BEGINNING.

PROPOSED MULTI-FAMILY MF #1 (LOTS 20-23)

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER; 611.91 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 25 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, 159.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81 DEGREES 49 MINUTES 37 SECONDS WEST, 116.59 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 64.79 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE NORTH ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.59 FEET TO THE POINT OF A REVERSE CURVE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 88.94 FEET; THENCE NORTH 53 DEGREES 24 MINUTES 13 SECONDS EAST, 16.26 FEET; THENCE NORTH 81 DEGREES 49 MINUTES 37 SECONDS EAST, 132.43 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 25 MINUTES 13 SECONDS EAST, ALONG SAID EAST LINE, 157.59 FEET TO THE POINT OF BEGINNING.

PROPOSED MULTI-FAMILY MF #2 (LOTS 24-27)

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER; 611.91 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 25 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, 159.91 FEET; THENCE SOUTH 81 DEGREES 49 MINUTES 37 SECONDS WEST, 116.59 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 64.79 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE NORTH ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.59 FEET TO THE POINT OF A REVERSE CURVE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 108.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID DESCRIBED CURVE, CONCAVE TO THE SOUTH, AN ARC DISTANCE OF 120.94 FEET; THENCE NORTH 76 DEGREES 50 MINUTES 28 SECONDS WEST, 36.88 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 105.38 FEET; THENCE NORTH 51 DEGREES 58 MINUTES 25 SECONDS EAST, 156.51 FEET; THENCE SOUTH 38 DEGREES 01 MINUTES 35 SECONDS EAST, 153.43 FEET; THENCE SOUTH 34 DEGREES 55 MINUTES 15 SECONDS WEST, 36.87 FEET TO THE POINT OF BEGINNING.

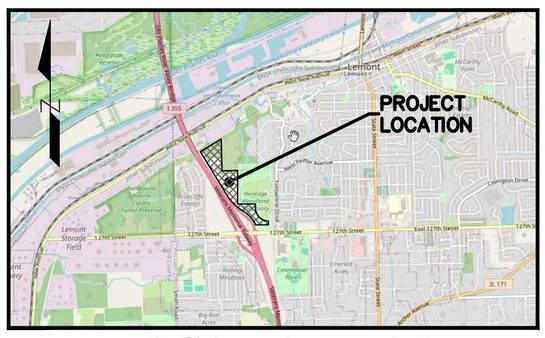
PROPOSED MULTI-FAMILY MF #3 (LOTS 28-82)

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER; 611.91 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 25 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, 159.91 FEET; THENCE SOUTH 81 DEGREES 49 MINUTES 37 SECONDS WEST, 116.59 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 64.79 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE NORTH ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.59 FEET TO THE POINT OF A REVERSE CURVE; THENCE NORTHERLY, WESTERLY AND SOUTHERLY ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 249.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID DESCRIBED CURVE, CONCAVE TO THE EAST, AN ARC DISTANCE OF 35.38 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38 DEGREES 01 MINUTES 35 SECONDS EAST, 520.69 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 255.00 FEET, AN ARC DISTANCE OF 141.75 FEET TO A NON-TANGENT POINT; THENCE SOUTH 13 DEGREES 22 MINUTES 02 SECONDS WEST, 235.97 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 159.66 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 37 DEGREES 27 MINUTES 12 SECONDS EAST, 74.52 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE EASTERLY, NORTHERLY AND WESTERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING AN RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 285.27 FEET TO THE POINT OF A REVERSE CURVE; THENCE WESTERLY ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.32 FEET TO THE POINT OF A COMPOUND CURVE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 109.68 FEET TO THE POINT OF TANGENCY; THENCE NORTH 13 DEGREES 22 MINUTES 02 SECONDS EAST, 235.97 FEET TO A NON-TANGENT CURVE; THENCE EAST ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 255.00 FEET, AN ARC DISTANCE OF 35.61 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88 DEGREES 36 MINUTES 39 SECONDS EAST, 41.95 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 188.50 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01 DEGREE 23 MINUTES 21 SECONDS EAST, 755.26 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 39 SECONDS WEST, 113.79 FEET; THENCE NORTH 37 DEGREES 27 MINUTES 12 SECONDS WEST, 17.00 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 59 SECONDS EAST, 86.67 FEET; THENCE NORTH 01 DEGREE 23 MINUTES 21 SECONDS WEST, 204.70 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 39 SECONDS WEST, 105.50 FEET; THENCE NORTH 01 DEGREE 23 MINUTES 21 SECONDS WEST, 95.46 FEET; THENCE SOUTH 52 DEGREES 32 MINUTES 48 SECONDS WEST, 104.55 FEET; THENCE NORTH 37 DEGREES 27 MINUTES 12 SECONDS WEST, 156.38 FEET; THENCE NORTH 52 DEGREES 32 MINUTES 48 SECONDS EAST, 6.78 FEET; THENCE NORTH 37 DEGREES 27 MINUTES 12 SECONDS WEST, 157.93 FEET TO THE RIGHT-OF-WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY AUTHORTY I-355 PER FINAL JUDGEMENT ORDER NO. 96L50625; THENCE NORTH 45 DEGREES 55 MINUTES 10 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 162.92 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 72.39 FEET; THENCE NORTH 13 DEGREES 15 MINUTES 43 SECONDS EAST, 147.60 FEET; THENCE SOUTH 51 DEGREES 58 MINUTES 25 SECONDS WEST, 71.34 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 625.26 FEET; THENCE NORTH 51 DEGREES 58 MINUTES 25 SECONDS EAST 97.81 FEET; THENCE NORTH 84 DEGREES 40 MINUTES 24 SECONDS EAST, 39.43 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

Approved Final Development Plans

PRELIMINARY P.U.D. - OVERALL
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

SITE DATA
GROSS AREA: 1,259,755 S.F. OR 28.92 ACRES

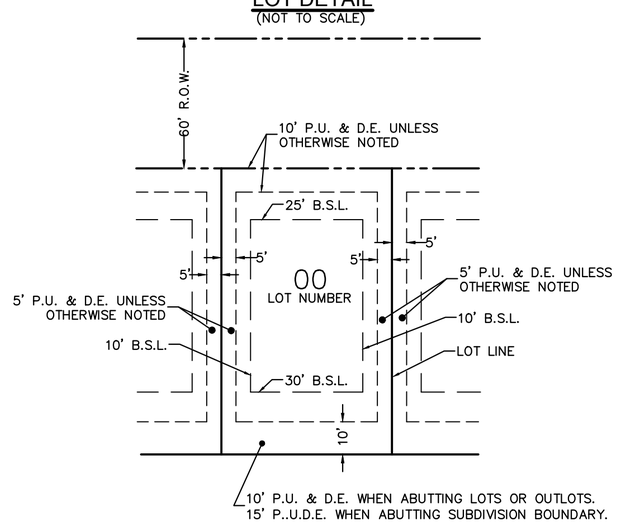
BASIS OF BEARING
THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM – EAST ZONE

PARCEL IDENTIFICATION NUMBERS
22-30-303-003-0000

SITE AREA DATA - UNIT COUNTS AND ACREAGE

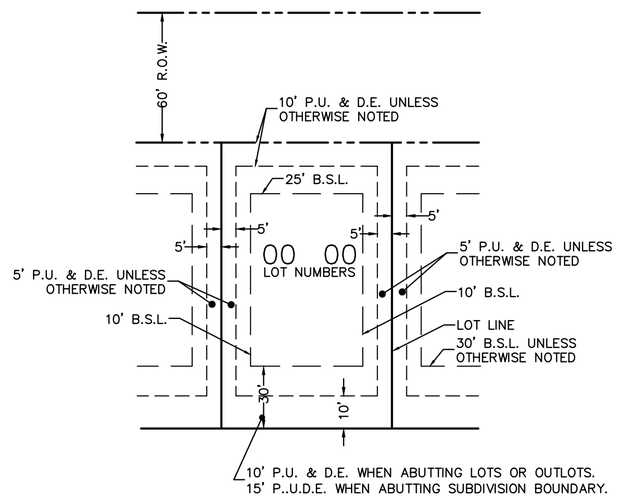
GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES
R.O.W. DEDICATION TO VILLAGE (DEVELOPED):	175,530 SQ. FT. OR 4.03 ACRES
R.O.W. DEDICATION TO VILLAGE (FUTURE):	1,683 SQ. FT. OR 0.04 ACRES
SINGLE FAMILY LOTS:	196,191 SQ. FT. OR 4.50 ACRES
MULTI FAMILY LOTS:	346,521 SQ. FT. OR 7.96 ACRES
OUT LOT A (OPEN SPACE & STORM WATER):	119,628 SQ. FT. OR 2.75 ACRES
OUT LOT A (UNDEVELOPED):	266,451 SQ. FT. OR 6.12 ACRES
OUT LOT B (OPEN SPACE):	68,577 SQ. FT. OR 1.57 ACRES
OUT LOT C (OPEN SPACE):	8,111 SQ. FT. OR 0.19 ACRES
OUT LOT D (OPEN SPACE & STORM WATER):	68,576 SQ. FT. OR 1.57 ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES

TYPICAL SINGLE FAMILY LOT DETAIL
(NOT TO SCALE)



1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

TYPICAL MULTI-FAMILY LOT DETAIL
(NOT TO SCALE)



1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

LOT DETAILS

R-5A ZONING REQUIREMENTS

ZONING:	R-5A
SINGLE-FAMILY LOTS:	19

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	10'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	9,600 SF
MIN. LOT WIDTH:	75'	80'
MIN. LOT AREA PER UNIT:	3,000 SF	9,600 SF
LOT COVERAGE:	65% MAX.	55.00%

SUMMARY TABLE OF R-5A LOT SIZES

1	10,104	0.23
2	9,600	0.22
3	9,600	0.22
4	9,600	0.22
5	9,600	0.22
6	9,600	0.22
7	9,600	0.22
8	9,600	0.22
9	9,600	0.22
10	9,600	0.22
11	9,600	0.22
12	10,635	0.24
13	11,795	0.27
14	11,317	0.26
15	11,317	0.26
16	10,107	0.23
17	12,116	0.28
18	10,528	0.24
19	12,272	0.28
TOTALS	196,191	4.50

R-6 ZONING REQUIREMENTS

ZONING:	R-6
MULTI-FAMILY UNITS:	63
MULTI-FAMILY LOTS:	14

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	15'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	12,244 SF
MIN. LOT WIDTH:	80'	100'
MIN. LOT AREA PER UNIT:	3,000 SF	3,388 SF
LOT COVERAGE:	65% MAX.	65%

SUMMARY TABLE FOR R-6 LOT SIZES (PER BLDG.)

BLDG.	LOTS	SIZE (SQ. FT.)	SIZE (ACRE)
1	20-23	21,845	0.50
2	24-27	21,043	0.48
3	28-31	18,909	0.43
4	32-35	18,932	0.43
5	36-39	18,932	0.43
6	40-43	19,029	0.43
7	44-47	25,117	0.58
8	48-51	26,294	0.60
9	52-55	19,146	0.44
10	56-57	15,194	0.35
11	58-61	27,824	0.64
12	62-64	25,454	0.58
13	65-68	19,759	0.45
14	69-72	18,933	0.43
15	73-76	18,933	0.43
16	77-80	18,933	0.43
17	81-82	12,244	0.28
TOTALS	63 LOTS	346,521	7.96

SUMMARY TABLE OF R-6 LOT SIZES (INDIVIDUAL)

20	6,733	0.15
21	4,303	0.10
22	3,880	0.09
23	6,928	0.16
24	7,839	0.18
25	3,616	0.08
26	3,388	0.08
27	6,200	0.14
28	6,050	0.14
29	3,393	0.08
30	3,393	0.08
31	6,073	0.14
32	6,073	0.14
33	3,393	0.08
34	3,393	0.08
35	6,073	0.14
36	6,073	0.14
37	3,393	0.08
38	3,393	0.08
39	6,073	0.14
40	6,073	0.14
41	3,393	0.08
42	3,393	0.08
43	6,170	0.14
44	9,106	0.21
45	3,393	0.08
46	3,392	0.08
47	9,226	0.21
48	11,501	0.26
49	4,575	0.11
50	3,977	0.09
51	6,241	0.14
52	6,140	0.14
53	3,416	0.08
54	3,416	0.08
55	6,175	0.14
56	6,256	0.14
57	8,938	0.21
58	10,418	0.24
59	3,903	0.09
60	3,745	0.09
61	9,757	0.22
62	8,750	0.20
63	4,955	0.11
64	11,749	0.27
65	6,900	0.16
66	3,393	0.08
67	3,393	0.08
68	6,073	0.14
69	6,074	0.14
70	3,393	0.08
71	3,393	0.08
72	6,073	0.14
73	6,074	0.14
74	3,393	0.08
75	3,393	0.08
76	6,074	0.14
77	6,074	0.14
78	3,393	0.08
79	3,393	0.08
80	6,073	0.14
81	6,112	0.14
82	6,132	0.14
TOTALS	346,521	7.96

PROJECT INFORMATION
Project No.: 25-0017
Scale: 1" = 100'
Date: 02-20-2026
Design By: SDS
Drawn By: NSM
Checked By: SDS

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

PRELIMINARY P.U.D.
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

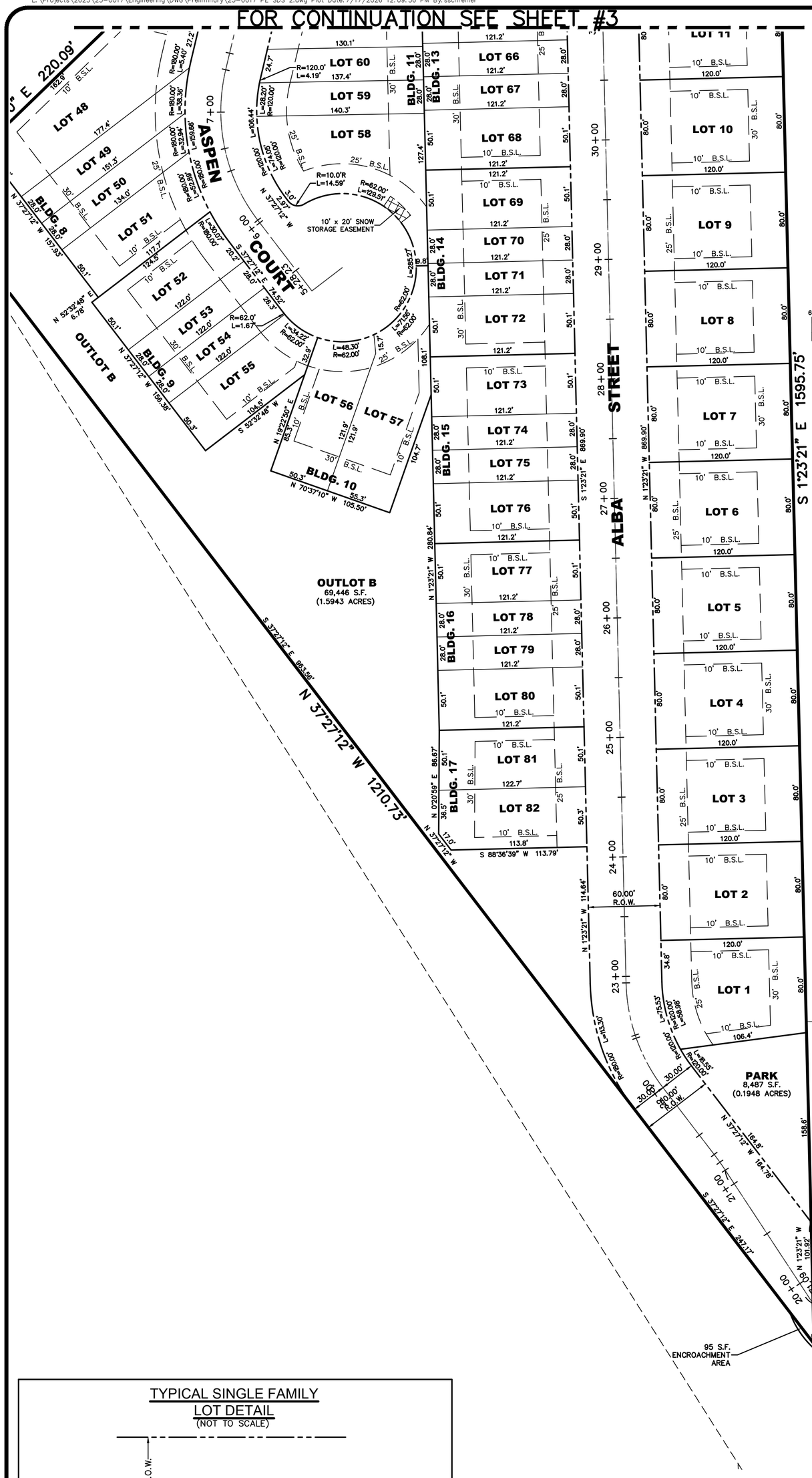
TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	07-17-26	PER VILLAGE REVIEW	SDS

FOR CONTINUATION SEE SHEET #3

PRELIMINARY P.U.D. - SOUTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS



SITE AREA DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES
R.O.W. DEDICATION TO VILLAGE (DEVELOPED):	175,530 SQ. FT. OR 4.03 ACRES
R.O.W. DEDICATION TO VILLAGE (FUTURE):	1,683 SQ. FT. OR 0.04 ACRES
SINGLE FAMILY LOTS:	196,191 SQ. FT. OR 4.50 ACRES
MULTI FAMILY LOTS:	346,521 SQ. FT. OR 7.96 ACRES
OUT LOT A (OPEN SPACE & STORM WATER):	119,628 SQ. FT. OR 2.75 ACRES
OUT LOT A (UNDEVELOPED):	266,451 SQ. FT. OR 6.12 ACRES
OUT LOT B (OPEN SPACE):	68,577 SQ. FT. OR 1.57 ACRES
OUT LOT C (OPEN SPACE):	8,111 SQ. FT. OR 0.19 ACRES
OUT LOT D (OPEN SPACE & STORM WATER):	68,576 SQ. FT. OR 1.57 ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES

R-6 ZONING REQUIREMENTS

ZONING:	R-6
MULTI-FAMILY UNITS:	63
MULTI-FAMILY LOTS:	14

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	15'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	12,244 SF
MIN. LOT WIDTH:	80'	100'
MIN. LOT AREA PER UNIT:	3,000 SF	3,388 SF
LOT COVERAGE:	65% MAX.	65%

R-5A ZONING REQUIREMENTS

ZONING:	R-5A
SINGLE-FAMILY LOTS:	19

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	10'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	9,600 SF
MIN. LOT WIDTH:	75'	80'
MIN. LOT AREA PER UNIT:	3,000 SF	9,600 SF
LOT COVERAGE:	65% MAX.	55.00%

SUMMARY TABLE OF R-6 LOT SIZES (INDIVIDUAL)

52	6,140	0.14
53	3,416	0.08
54	3,416	0.08
55	6,175	0.14
56	6,256	0.14
57	8,938	0.21
69	6,074	0.14
70	3,393	0.08
71	3,393	0.08
72	6,073	0.14
73	6,074	0.14
74	3,393	0.08
75	3,393	0.08
76	6,074	0.14
77	6,074	0.14
78	3,393	0.08
79	3,393	0.08
80	6,073	0.14
81	6,112	0.14
82	6,132	0.14

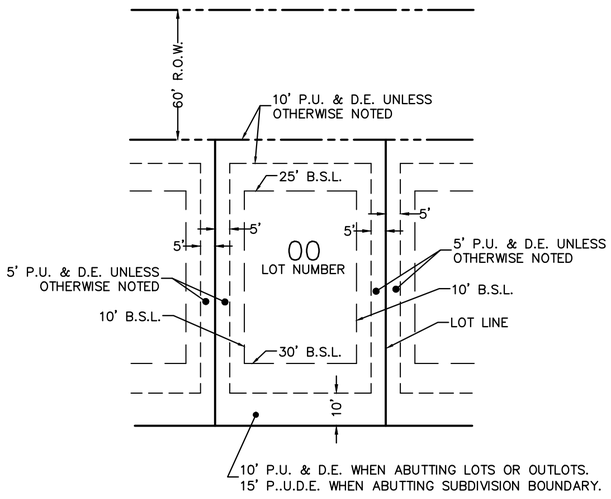
SUMMARY TABLE OF R-5A LOT SIZES

1	10,104	0.23
2	9,600	0.22
3	9,600	0.22
4	9,600	0.22
5	9,600	0.22
6	9,600	0.22
7	9,600	0.22
8	9,600	0.22
9	9,600	0.22

SUMMARY TABLE FOR R-6 LOT SIZES (PER BLDG.)

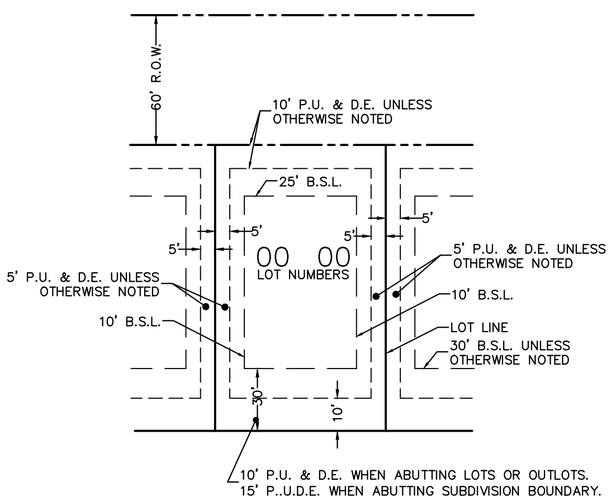
BLDG.	LOTS	SIZE (SQ. FT.)	SIZE (ACRE)
1	20-23	21,845	0.50
2	24-27	21,043	0.48
3	28-31	18,909	0.43
4	32-35	18,932	0.43
5	36-39	18,932	0.43
6	40-43	19,029	0.43
7	44-47	25,117	0.58
8	48-51	26,294	0.60
9	52-55	19,146	0.44
10	56-57	15,194	0.35
11	58-61	27,824	0.64
12	62-64	25,454	0.58
13	65-68	19,759	0.45
14	69-72	18,933	0.43
15	73-76	18,933	0.43
16	77-80	18,933	0.43
17	81-82	12,244	0.28
TOTALS	63 LOTS	346,521	7.96

TYPICAL SINGLE FAMILY LOT DETAIL
(NOT TO SCALE)



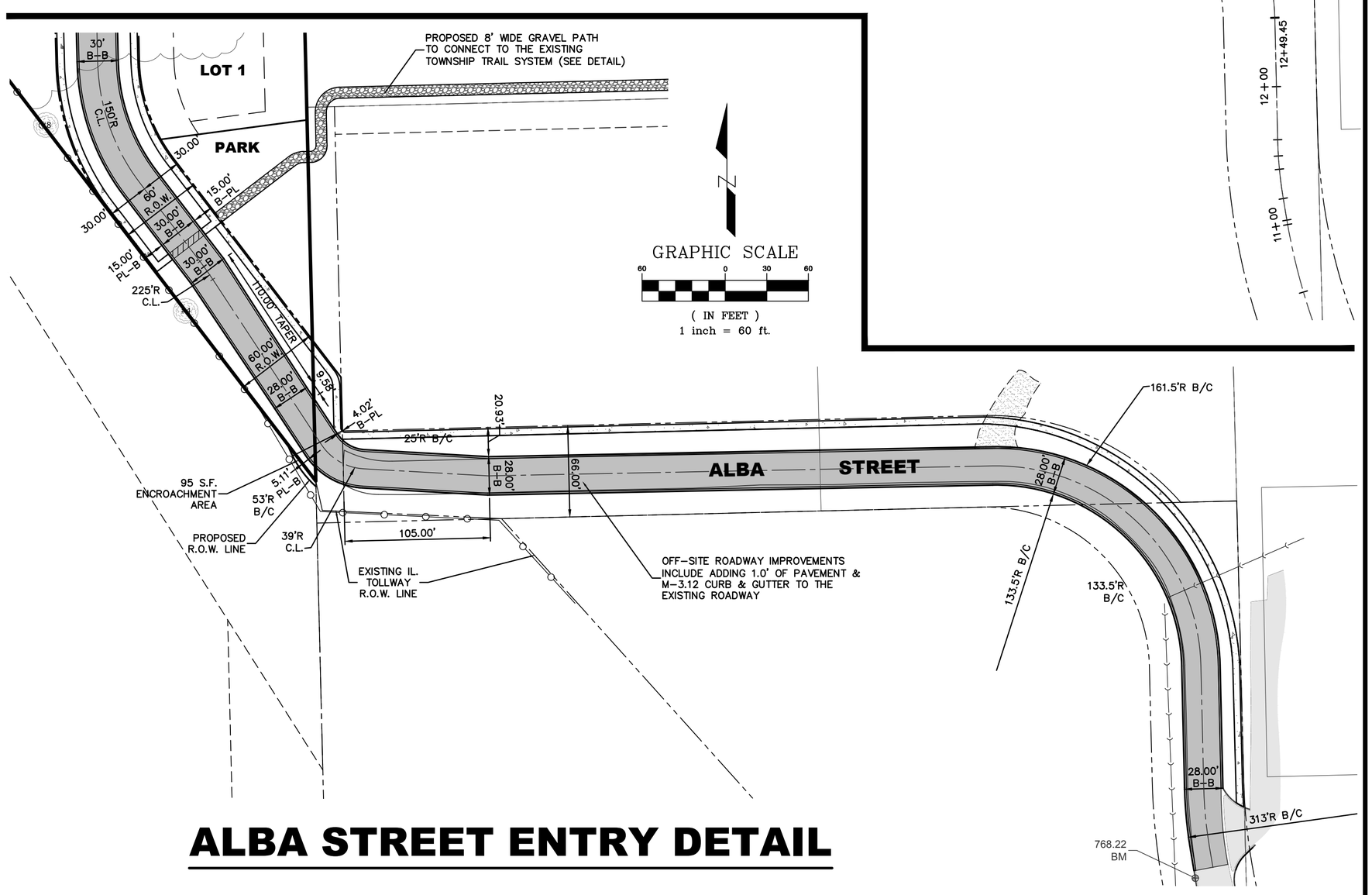
1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

TYPICAL MULTI-FAMILY LOT DETAIL
(NOT TO SCALE)



1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

LOT DETAILS



ALBA STREET ENTRY DETAIL

PROJECT INFORMATION
Project No.: 25-0017
Scale: 1" = 60'
Date: 02-20-2026
Design By: SDS
Drawn By: NSM
Checked By: SDS

2 OF 3

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
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MOKENA, ILLINOIS 60448
(708) 326 - 4961
FAX: (708) 326 - 4962
DEI
IL PROF. LIC. NO.: 184 - 003740

PRELIMINARY P.U.D.
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	07-17-26	PER VILLAGE REVIEW	SDS

PRELIMINARY P.U.D. - NORTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

SITE AREA DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES
R.O.W. DEDICATION TO VILLAGE (DEVELOPED):	175,530 SQ. FT. OR 4.03 ACRES
R.O.W. DEDICATION TO VILLAGE (FUTURE):	1,683 SQ. FT. OR 0.04 ACRES
SINGLE FAMILY LOTS:	196,191 SQ. FT. OR 4.50 ACRES
MULTI FAMILY LOTS:	346,521 SQ. FT. OR 7.96 ACRES
OUT LOT A (OPEN SPACE & STORM WATER):	119,628 SQ. FT. OR 2.75 ACRES
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OUT LOT C (OPEN SPACE):	8,111 SQ. FT. OR 0.19 ACRES
OUT LOT D (OPEN SPACE & STORM WATER):	68,576 SQ. FT. OR 1.57 ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES

N

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

R-6 ZONING REQUIREMENTS

ZONING:	R-6
MULTI-FAMILY UNITS:	63
MULTI-FAMILY LOTS:	14

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	15'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	12,244 SF
MIN. LOT WIDTH:	80'	100'
MIN. LOT AREA PER UNIT:	3,000 SF	3,388 SF
LOT COVERAGE:	65% MAX.	65%

R-5A ZONING REQUIREMENTS

ZONING:	R-5A
SINGLE-FAMILY LOTS:	19

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	10'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	9,600 SF
MIN. LOT WIDTH:	75'	80'
MIN. LOT AREA PER UNIT:	3,000 SF	9,600 SF
LOT COVERAGE:	65% MAX.	55.00%

SUMMARY TABLE OF R-6 LOT SIZES (INDIVIDUAL)

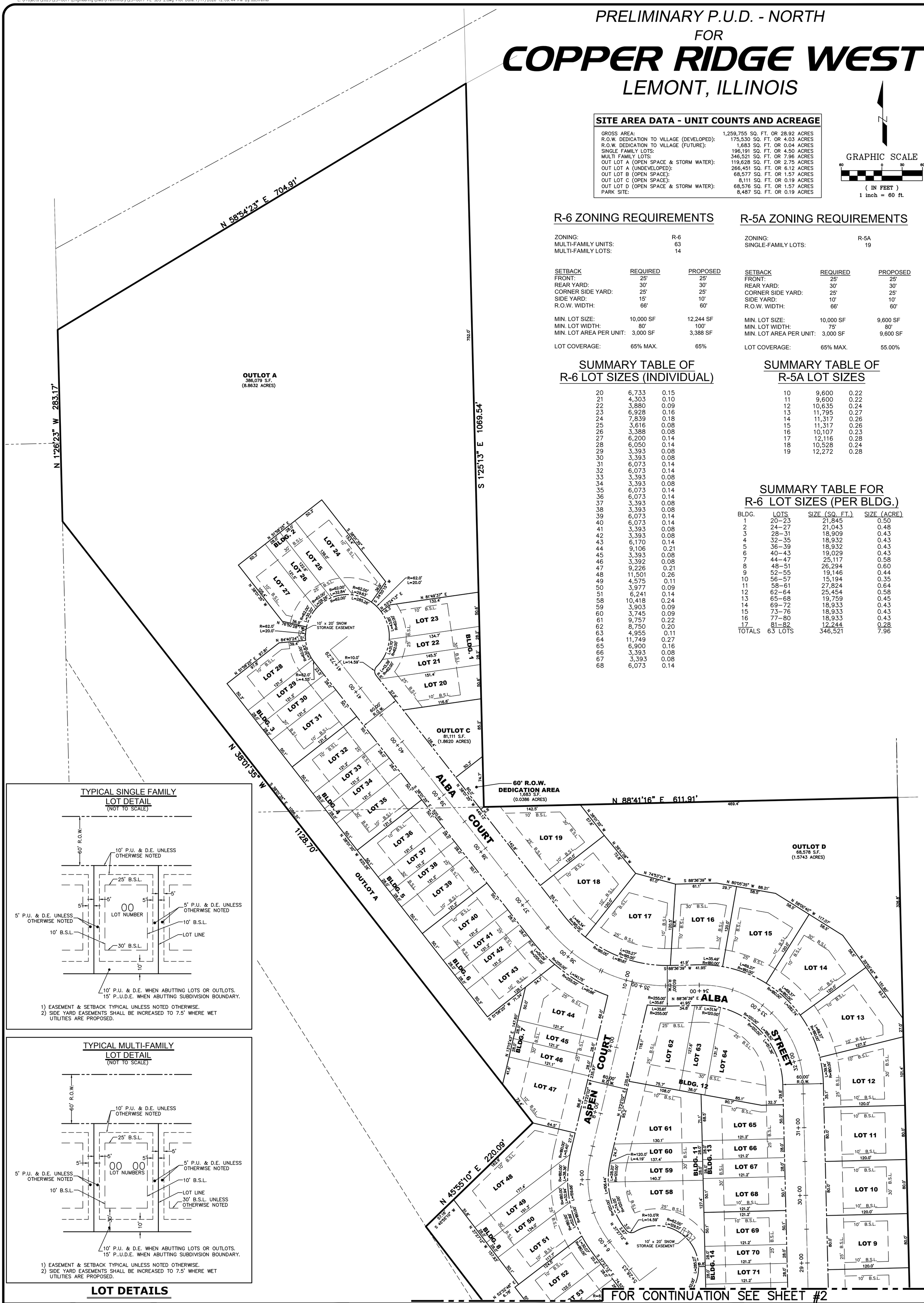
20	6,733	0.15
21	4,303	0.10
22	3,880	0.09
23	6,928	0.16
24	7,839	0.18
25	3,616	0.08
26	3,388	0.08
27	6,200	0.14
28	6,050	0.14
29	3,393	0.08
30	3,393	0.08
31	6,073	0.14
32	6,073	0.14
33	3,393	0.08
34	3,393	0.08
35	6,073	0.14
36	6,073	0.14
37	3,393	0.08
38	3,393	0.08
39	6,073	0.14
40	6,073	0.14
41	3,393	0.08
42	3,393	0.08
43	6,170	0.14
44	9,106	0.21
45	3,393	0.08
46	3,392	0.08
47	9,226	0.21
48	11,501	0.26
49	4,575	0.11
50	3,977	0.09
51	6,241	0.14
58	10,418	0.24
59	3,903	0.09
60	3,745	0.09
61	9,757	0.22
62	8,750	0.20
63	4,955	0.11
64	11,749	0.27
65	6,900	0.16
66	3,393	0.08
67	3,393	0.08
68	6,073	0.14

SUMMARY TABLE OF R-5A LOT SIZES

10	9,600	0.22
11	9,600	0.22
12	10,635	0.24
13	11,795	0.27
14	11,317	0.26
15	11,317	0.26
16	10,107	0.23
17	12,116	0.28
18	10,528	0.24
19	12,272	0.28

SUMMARY TABLE FOR R-6 LOT SIZES (PER BLDG.)

BLDG.	LOTS	SIZE (SQ. FT.)	SIZE (ACRE)
1	20-23	21,845	0.50
2	24-27	21,043	0.48
3	28-31	18,909	0.43
4	32-35	18,932	0.43
5	36-39	18,932	0.43
6	40-43	19,029	0.43
7	44-47	25,117	0.58
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9	52-55	19,146	0.44
10	56-57	15,194	0.35
11	58-61	27,824	0.64
12	62-64	25,454	0.58
13	65-68	19,759	0.45
14	69-72	18,933	0.43
15	73-76	18,933	0.43
16	77-80	18,933	0.43
17	81-82	12,244	0.28
TOTALS	63 LOTS	346,521	7.96



TYPICAL SINGLE FAMILY LOT DETAIL
(NOT TO SCALE)

1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

TYPICAL MULTI-FAMILY LOT DETAIL
(NOT TO SCALE)

1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

LOT DETAILS

PROJECT INFORMATION
Project No.: 25-0017
Scale: 1" = 60'
Date: 02-20-2026
Design By: SDS
Drawn By: NSM
Checked By: SDS

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PRELIMINARY P.U.D.
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

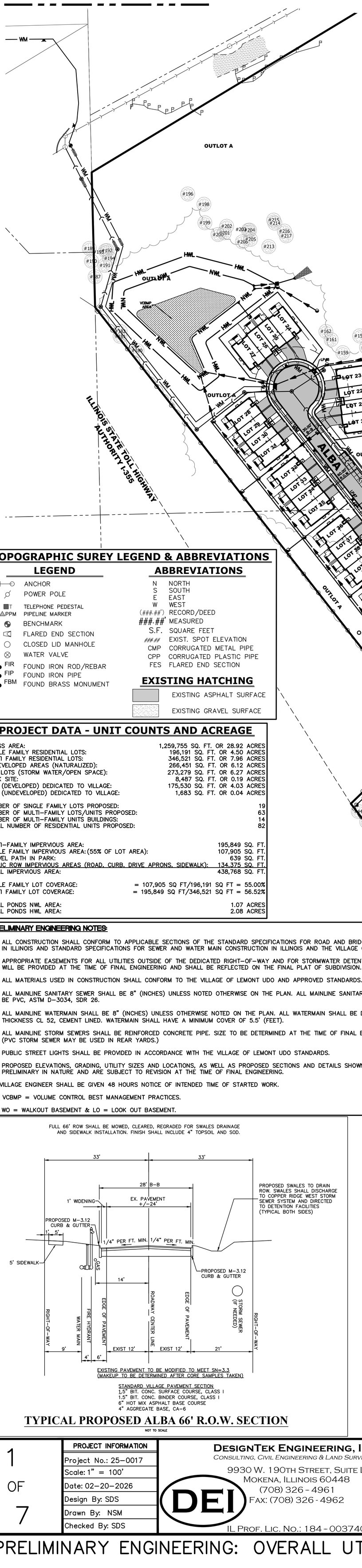
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2	07-17-26	PER VILLAGE REVIEW	SDS

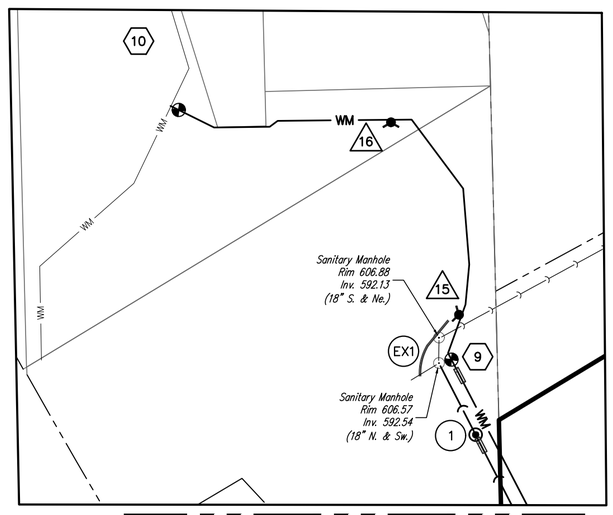
PRELIMINARY ENGINEERING - OVERALL UTILITY PLAN
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

FOR CONTINUATION
SEE INSET @ RIGHT

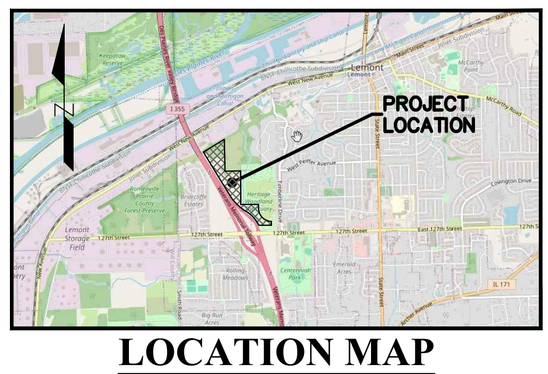


LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
SS	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FECE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXX.X x	SPOT GRADES	TF~XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF~XXX.XX
FG XXX.XX	FINISH GRADE	FG~XXX.XX
FF XXX.XX	FINISH FLOOR	FF~XXX.XX
GF XXX.XX	GARAGE FLOOR	GF~XXX.XX



FOR CONTINUATION
SEE ABOVE LEFT



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

TOPOGRAPHIC SUREY LEGEND & ABBREVIATIONS

LEGEND

	ANCHOR
	POWER POLE
T	TELEPHONE PEDESTAL
PPM	PIPELINE MARKER
	BENCHMARK
	FLARED END SECTION
	CLOSED LID MANHOLE
	WATER VALVE
FIR	FOUND IRON ROD/REBAR
FIP	FOUND IRON PIPE
FBM	FOUND BRASS MONUMENT

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
(###.##')	RECORD/DEED
###.##'	MEASURED
S.F.	SQUARE FEET
###.##	EXIST. SPOT ELEVATION
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
FES	FLARED END SECTION

EXISTING HATCHING

EXISTING ASPHALT SURFACE

EXISTING GRAVEL SURFACE

PROJECT DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92	ACRES
SINGLE FAMILY RESIDENTIAL LOTS:	196,191 SQ. FT. OR 4.50	ACRES
MULTI FAMILY RESIDENTIAL LOTS:	346,521 SQ. FT. OR 7.96	ACRES
UNDEVELOPED AREAS (NATURALIZED):	266,451 SQ. FT. OR 6.12	ACRES
OUT LOTS (STORM WATER/OPEN SPACE):	273,279 SQ. FT. OR 6.27	ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19	ACRES
ROW (DEVELOPED) DEDICATED TO VILLAGE:	175,530 SQ. FT. OR 4.03	ACRES
ROW (UNDEVELOPED) DEDICATED TO VILLAGE:	1,683 SQ. FT. OR 0.04	ACRES
NUMBER OF SINGLE FAMILY LOTS PROPOSED:		19
NUMBER OF MULTI-FAMILY LOTS/UNITS PROPOSED:		63
NUMBER OF MULTI-FAMILY UNITS BUILDINGS:		14
TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED:		82
MULTI-FAMILY IMPERVIOUS AREA:	195,849	SQ. FT.
SINGLE FAMILY IMPERVIOUS AREA: (55% OF LOT AREA):	107,905	SQ. FT.
GRAVEL PATH IN PARK:	639	SQ. FT.
PUBLIC ROW IMPERVIOUS AREAS (ROAD, CURB, DRIVE APRONS, SIDEWALK):	134,375	SQ. FT.
TOTAL IMPERVIOUS AREA:	438,768	SQ. FT.
SINGLE FAMILY LOT COVERAGE:	= 107,905 SQ FT/196,191 SQ FT =	55.00%
MULTI FAMILY LOT COVERAGE:	= 195,849 SQ FT/346,521 SQ FT =	56.52%
TOTAL PONDS NWL AREA:		1.07 ACRES
TOTAL PONDS HWL AREA:		2.08 ACRES

SANITARY STRUCTURES (XX)

EX1	EXISTING 48" M.H., C.L. RIM 606.57 INV 592.54 (18", N&SW) PR. INV ~593.37 (8",S)	11	48" M.H., C.L. RIM 727.60 INV 719.90
1	48" M.H., C.L. RIM 601.00 INV 593.74	12	48" M.H., C.L. RIM 730.20 INV 721.70
2	48" M.H., C.L. RIM 680.50 INV 666.37	13	48" M.H., C.L. RIM 731.90 INV 723.40
3	48" M.H., C.L. RIM 689.20 INV 680.70	14	48" M.H., C.L. RIM 743.00 INV 734.50
4	48" M.H., C.L. RIM 702.80 INV 692.38	15	48" M.H., C.L. RIM 752.20 INV 743.11
5	48" M.H., C.L. RIM 701.50 INV 693.00	16	48" M.H., C.L. RIM 752.60 INV 744.10
6	48" M.H., C.L. RIM 704.60 INV 695.72	17	48" M.H., C.L. RIM 732.80 INV 724.00
7	48" M.H., C.L. RIM 705.00 INV 696.50	18	48" M.H., C.L. RIM 736.80 INV 728.30
8	48" M.H., C.L. RIM 713.10 INV 704.60	19	48" M.H., C.L. RIM 740.00 INV 731.50
9	48" M.H., C.L. RIM 722.30 INV 713.80	20	48" M.H., C.L. RIM 742.00 INV 734.00
10	48" M.H., C.L. RIM 725.40 INV 716.90		

PRELIMINARY ENGINEERING NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE VILLAGE OF LEMONT UDO.
2. APPROPRIATE EASEMENTS FOR ALL UTILITIES OUTSIDE OF THE DEDICATED RIGHT-OF-WAY AND FOR STORMWATER DETENTION FACILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE FINAL PLAT OF SUBDIVISION.
3. ALL MATERIALS USED IN CONSTRUCTION SHALL CONFORM TO THE VILLAGE OF LEMONT UDO AND APPROVED STANDARDS.
4. ALL MAINLINE SANITARY SEWER SHALL BE 8" (INCHES) UNLESS NOTED OTHERWISE ON THE PLAN. ALL MAINLINE SANITARY SEWERS SHALL BE PVC, ASTM D-3034, SDR 26.
5. ALL MAINLINE WATERMAIN SHALL BE 8" (INCHES) UNLESS OTHERWISE NOTED ON THE PLAN. ALL WATERMAIN SHALL BE DUCTILE IRON, THICKNESS CL 52, CEMENT LINED. WATERMAIN SHALL HAVE A MINIMUM COVER OF 5.5' (FEET).
6. ALL MAINLINE STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE. SIZE TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. (PVC STORM SEWER MAY BE USED IN REAR YARDS.)
7. PUBLIC STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THE VILLAGE OF LEMONT UDO STANDARDS.
8. PROPOSED ELEVATIONS, GRADING, UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
9. VILLAGE ENGINEER SHALL BE GIVEN 48 HOURS NOTICE OF INTENDED TIME OF STARTED WORK.
10. VCBMP = VOLUME CONTROL BEST MANAGEMENT PRACTICES.
11. WO = WALKOUT BASEMENT & LO = LOOK OUT BASEMENT.

FULL 66' ROW SHALL BE MOWED, CLEARED, REGRADED FOR SWALES DRAINAGE AND SIDEWALK INSTALLATION. FINISH SHALL INCLUDE 4" TOPSOIL AND SOD.

TYPICAL PROPOSED ALBA 66' R.O.W. SECTION
NOT TO SCALE

Call Before You Dig
JULIE
ILLINOIS ONE-CALL SYSTEM

CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM

1 OF 7	
PROJECT INFORMATION	
Project No.: 25-0017	
Scale: 1" = 100'	
Date: 02-20-2026	
Design By: SDS	
Drawn By: NSM	
Checked By: SDS	

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PRELIMINARY ENGINEERING PLANS
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	05-26-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
3	07-07-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
4	07-17-26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

PRELIMINARY ENGINEERING: OVERALL UTILITY PLAN

FOR CONTINUATION SEE SHEET #3

PRELIMINARY ENGINEERING - UTILITY PLAN SOUTH

FOR

COPPER RIDGE WEST

LEMONT, ILLINOIS

PRELIMINARY ENGINEERING NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE VILLAGE OF LEMONT UDO.
2. APPROPRIATE EASEMENTS FOR ALL UTILITIES OUTSIDE OF THE DEDICATED RIGHT-OF-WAY AND FOR STORMWATER DETENTION FACILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE FINAL PLAT OF SUBDIVISION.
3. ALL MATERIALS USED IN CONSTRUCTION SHALL CONFORM TO THE VILLAGE OF LEMONT UDO AND APPROVED STANDARDS.
4. ALL MAINLINE SANITARY SEWER SHALL BE 8" (INCHES) UNLESS NOTED OTHERWISE ON THE PLAN. ALL MAINLINE SANITARY SEWERS SHALL BE PVC, ASTM D-3034, SDR 26.
5. ALL MAINLINE WATERMAIN SHALL BE 8" (INCHES) UNLESS OTHERWISE NOTED ON THE PLAN. ALL WATERMAIN SHALL BE DUCTILE IRON, THICKNESS CL 52, CEMENT LINED. WATERMAIN SHALL HAVE A MINIMUM COVER OF 5.5' (FEET).
6. ALL MAINLINE STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE. SIZE TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. (PVC STORM SEWER MAY BE USED IN REAR YARDS.)
7. PUBLIC STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THE VILLAGE OF LEMONT UDO STANDARDS.
8. PROPOSED ELEVATIONS, GRADING, UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
9. VILLAGE ENGINEER SHALL BE GIVEN 48 HOURS NOTICE OF INTENDED TIME OF STARTED WORK.
10. VCBMP = VOLUME CONTROL BEST MANAGEMENT PRACTICES.
11. WO = WALKOUT BASEMENT & LO = LOOK OUT BASEMENT.

GRAPHIC SCALE

60 0 30 60

(IN FEET)

1 inch = 60 ft.

PROJECT DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES
SINGLE FAMILY RESIDENTIAL LOTS:	196,191 SQ. FT. OR 4.50 ACRES
MULTI FAMILY RESIDENTIAL LOTS:	346,521 SQ. FT. OR 7.96 ACRES
UNDEVELOPED AREAS (NATURALIZED):	266,451 SQ. FT. OR 6.12 ACRES
OUT LOTS (STORM WATER/OPEN SPACE):	273,279 SQ. FT. OR 6.27 ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES
ROW (DEVELOPED) DEDICATED TO VILLAGE:	175,530 SQ. FT. OR 4.03 ACRES
ROW (UNDEVELOPED) DEDICATED TO VILLAGE:	1,683 SQ. FT. OR 0.04 ACRES
NUMBER OF SINGLE FAMILY LOTS PROPOSED:	19
NUMBER OF MULTI-FAMILY LOTS/UNITS PROPOSED:	63
NUMBER OF MULTI-FAMILY UNITS BUILDINGS:	14
TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED:	82
MULTI-FAMILY IMPERVIOUS AREA:	195,849 SQ. FT.
SINGLE FAMILY IMPERVIOUS AREA: (55% OF LOT AREA):	107,905 SQ. FT.
GRAVEL PATH IN PARK:	639 SQ. FT.
PUBLIC ROW IMPERVIOUS AREAS (ROAD, CURB, DRIVE APRONS, SIDEWALK):	134,375 SQ. FT.
TOTAL IMPERVIOUS AREA:	438,768 SQ. FT.
SINGLE FAMILY LOT COVERAGE:	= 107,905 SQ FT/196,191 SQ FT = 55.00%
MULTI FAMILY LOT COVERAGE:	= 195,849 SQ FT/346,521 SQ FT = 56.52%
TOTAL PONDS NWL AREA:	1.07 ACRES
TOTAL PONDS HWL AREA:	2.08 ACRES

SANITARY STRUCTURES (XX)

(14) 48" M.H., C.L.
RIM 743.00
INV 734.50

(15) 48" M.H., C.L.
RIM 752.20
INV 743.11

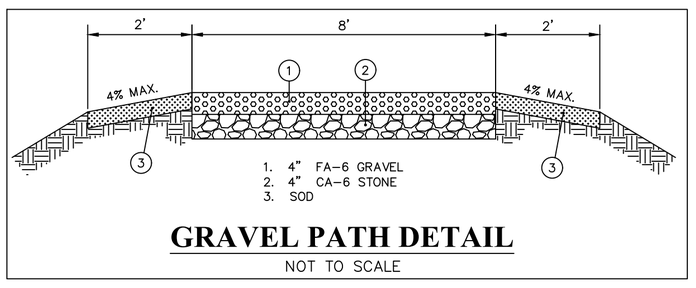
(16) 48" M.H., C.L.
RIM 752.60
INV 744.10

(17) 48" M.H., C.L.
RIM 732.80
INV 724.00

(18) 48" M.H., C.L.
RIM 736.80
INV 728.30

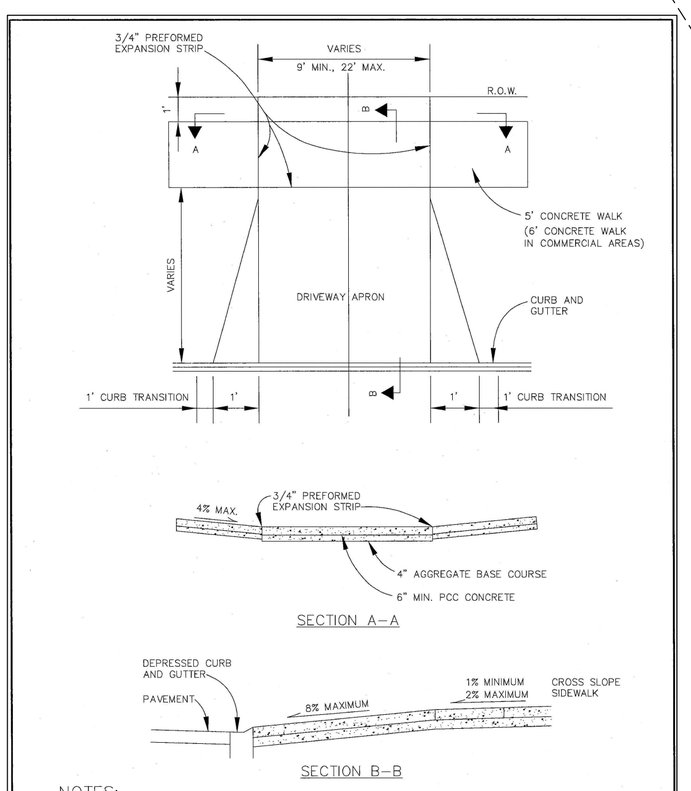
(19) 48" M.H., C.L.
RIM 740.00
INV 731.50

(20) 48" M.H., C.L.
RIM 742.00
INV 734.00



GRAVEL PATH DETAIL

NOT TO SCALE



NOTES:

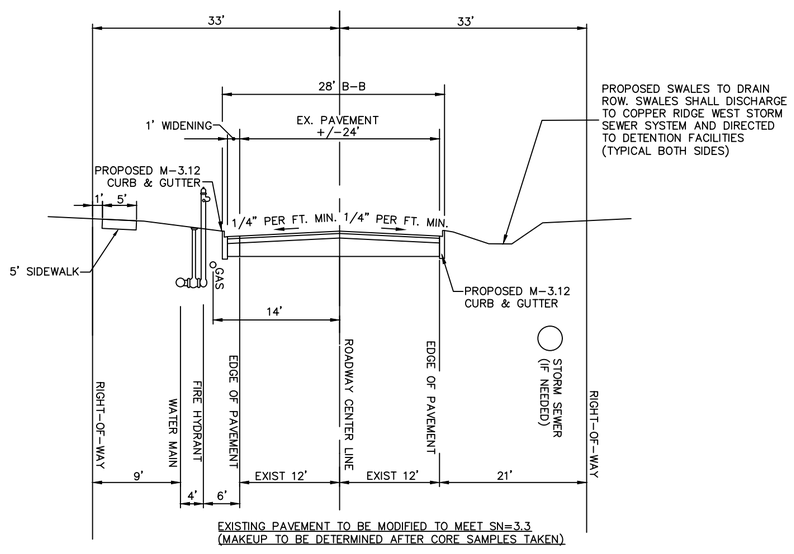
DRIVEWAY PAVEMENT ALTERNATES:
(A) 6" PC CONCRETE
4" COMPACTED AGGREGATE BASE COURSE (CA6)

(B) 2.5" BITUMINOUS CONCRETE SURFACE, CLASS I
6" COMPACTED AGGREGATE BASE COURSE (CA6)

REV. 6/23/08

VILLAGE OF LEMONT		
RESIDENTIAL DRIVEWAY		
12/10/01	NO. LS-6	REV. 2

FULL 66' ROW SHALL BE MOWED, CLEARED, REGRADED FOR SWALES DRAINAGE AND SIDEWALK INSTALLATION. FINISH SHALL INCLUDE 4" TOPSOIL AND SOD.

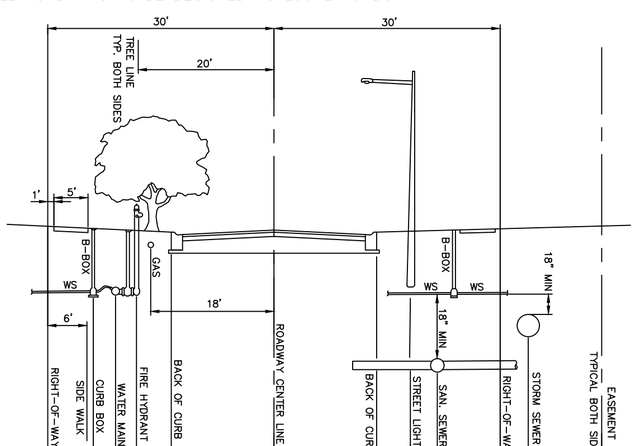


STANDARD VILLAGE PAVEMENT SECTION
1.5" BIT. CONC. SURFACE COURSE, CLASS I
1.5" BIT. CONC. BINDER COURSE, CLASS I
6" HOT MIX ASPHALT BASE COURSE
4" AGGREGATE BASE, CA-6

TYPICAL PROPOSED ALBA 66' R.O.W. SECTION

NOT TO SCALE

* ALL ROADWAYS TO BE DESIGNED AS LOCAL ROADS



VILLAGE OF LEMONT		
RESIDENTIAL RIGHT-OF-WAY		
12/10/01	NO. LS-10	REV. 2

TOPOGRAPHIC SUREY LEGEND & ABBREVIATIONS

LEGEND

- ANCHOR
- POWER POLE
- T TELEPHONE PEDESTAL
- PPM PIPELINE MARKER
- BENCHMARK
- FLARED END SECTION
- CLOSED LID MANHOLE
- WATER VALVE
- FIR FOUND IRON ROD/REBAR
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ABBREVIATIONS

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E	EAST
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(###.##')	RECORD/DEED
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S.F.	SQUARE FEET
###.##	EXIST. SPOT ELEVATION
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
FES	FLARED END SECTION

EXISTING HATCHING

- EXISTING ASPHALT SURFACE
- EXISTING GRAVEL SURFACE

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
SS	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXX.X x	SPOT GRADES	TF~XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF~XXX.XX
FG XXX.XX	FINISH GRADE	FG~XXX.XX
FF XXX.XX	FINISH FLOOR	FF~XXX.XX
GF XXX.XX	GARAGE FLOOR	GF~XXX.XX

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CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM

2 OF 7	PROJECT INFORMATION
	Project No.: 25-0017
	Scale: 1" = 60'
	Date: 02-20-2026
	Design By: SDS
	Drawn By: NSM
	Checked By: SDS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
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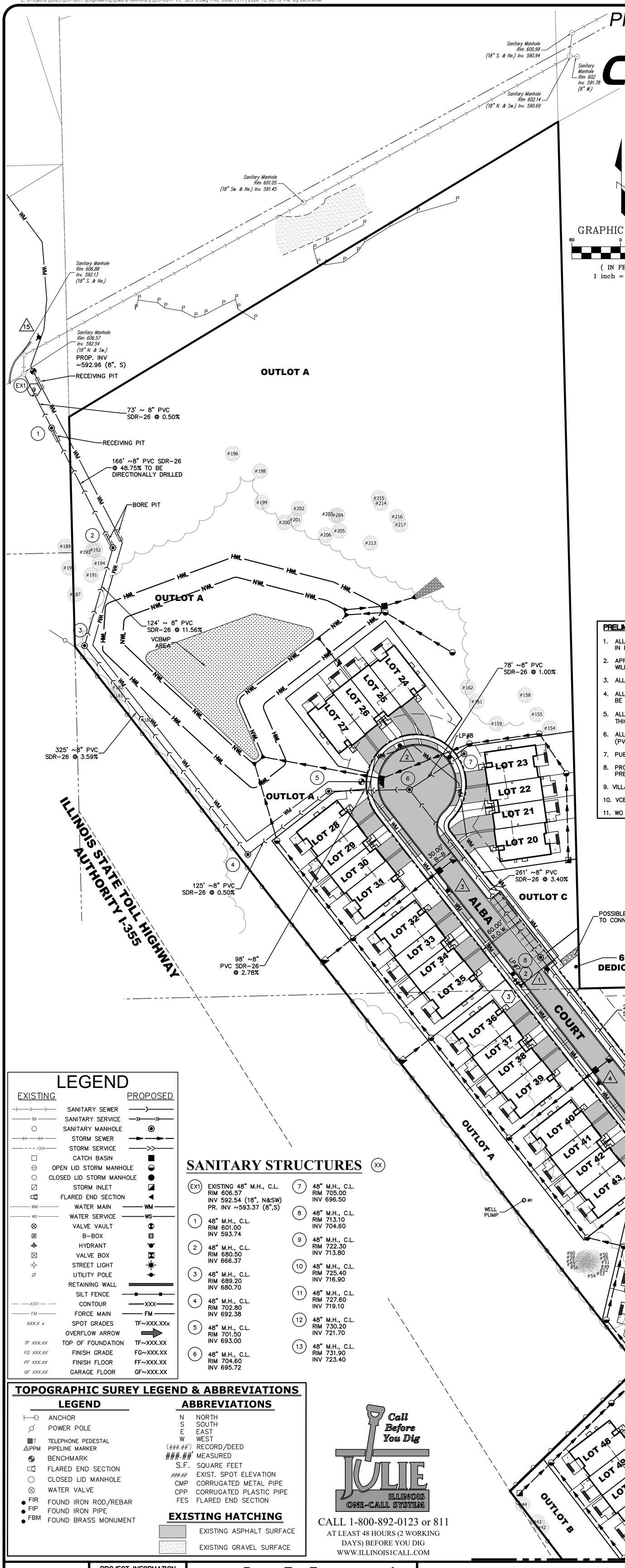
PRELIMINARY ENGINEERING PLANS FOR COPPER RIDGE WEST LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	05-26-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
3	07-07-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
4	07-17-26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

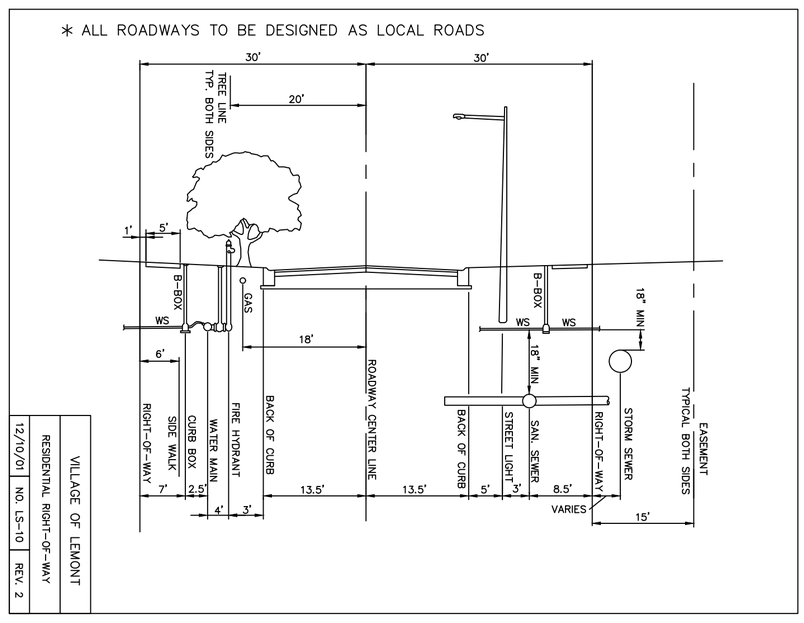
PRELIMINARY ENGINEERING - UTILITY PLAN NORTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS



GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.



VILLAGE OF LEMONT	
RESIDENTIAL RIGHT-OF-WAY	
NO. LS-10	12/10/01
REV. 2	

PROJECT DATA - UNIT COUNTS AND ACREAGE

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TOTAL PONDS NWL AREA:	1.07 ACRES
TOTAL PONDS HWL AREA:	2.08 ACRES

PRELIMINARY ENGINEERING NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE VILLAGE OF LEMONT UDO.
2. APPROPRIATE EASEMENTS FOR ALL UTILITIES OUTSIDE OF THE DEDICATED RIGHT-OF-WAY AND FOR STORMWATER DETENTION FACILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE FINAL PLAT OF SUBDIVISION.
3. ALL MATERIALS USED IN CONSTRUCTION SHALL CONFORM TO THE VILLAGE OF LEMONT UDO AND APPROVED STANDARDS.
4. ALL MAINLINE SANITARY SEWER SHALL BE 8" (INCHES) UNLESS NOTED OTHERWISE ON THE PLAN. ALL MAINLINE SANITARY SEWERS SHALL BE PVC, ASTM D-3034, SDR 26.
5. ALL MAINLINE WATERMAIN SHALL BE 8" (INCHES) UNLESS OTHERWISE NOTED ON THE PLAN. ALL WATERMAIN SHALL BE DUCTILE IRON, THICKNESS CL 52, CEMENT LINED. WATERMAIN SHALL HAVE A MINIMUM COVER OF 5.5' (FEET).
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10. VCBMP = VOLUME CONTROL BEST MANAGEMENT PRACTICES.
11. WO = WALKOUT BASEMENT & LO = LOOK OUT BASEMENT.

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
SS	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXX.X x	SPOT GRADES	TF~XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF~XXX.XX
FG XXX.XX	FINISH GRADE	FG~XXX.XX
FF XXX.XX	FINISH FLOOR	FF~XXX.XX
GF XXX.XX	GARAGE FLOOR	GF~XXX.XX

SANITARY STRUCTURES (XX)

- (EX1) EXISTING 48" M.H., C.L. RIM 606.57 INV 592.54 (18", N&SW) PR. INV ~593.37 (8",S)
- (1) 48" M.H., C.L. RIM 601.00 INV 593.74
- (2) 48" M.H., C.L. RIM 680.50 INV 666.37
- (3) 48" M.H., C.L. RIM 689.20 INV 680.70
- (4) 48" M.H., C.L. RIM 702.80 INV 692.38
- (5) 48" M.H., C.L. RIM 701.50 INV 693.00
- (6) 48" M.H., C.L. RIM 704.60 INV 695.72
- (7) 48" M.H., C.L. RIM 705.00 INV 696.50
- (8) 48" M.H., C.L. RIM 713.10 INV 704.60
- (9) 48" M.H., C.L. RIM 722.30 INV 713.80
- (10) 48" M.H., C.L. RIM 725.40 INV 716.90
- (11) 48" M.H., C.L. RIM 727.60 INV 719.10
- (12) 48" M.H., C.L. RIM 730.20 INV 721.70
- (13) 48" M.H., C.L. RIM 731.90 INV 723.40

TOPOGRAPHIC SUREY LEGEND & ABBREVIATIONS

LEGEND

- ANCHOR
- POWER POLE
- T TELEPHONE PEDESTAL
- PPM PIPELINE MARKER
- BENCHMARK
- FLARED END SECTION
- CLOSED LID MANHOLE
- WATER VALVE
- FIR FOUND IRON ROD/REBAR
- FIP FOUND IRON PIPE
- FBM FOUND BRASS MONUMENT

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
(###.##')	RECORD/DEED
###.##'	MEASURED
S.F.	SQUARE FEET
###.##	EXIST. SPOT ELEVATION
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
FES	FLARED END SECTION

EXISTING HATCHING

- EXISTING ASPHALT SURFACE
- EXISTING GRAVEL SURFACE

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FOR CONTINUATION SEE SHEET #2

PROJECT INFORMATION
Project No.: 25-0017
Scale: 1" = 60'
Date: 02-20-2026
Design By: SDS
Drawn By: NSM
Checked By: SDS

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

PRELIMINARY ENGINEERING PLANS
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
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4	07-17-26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

PRELIMINARY ENGINEERING: UTILITY PLAN - NORTH

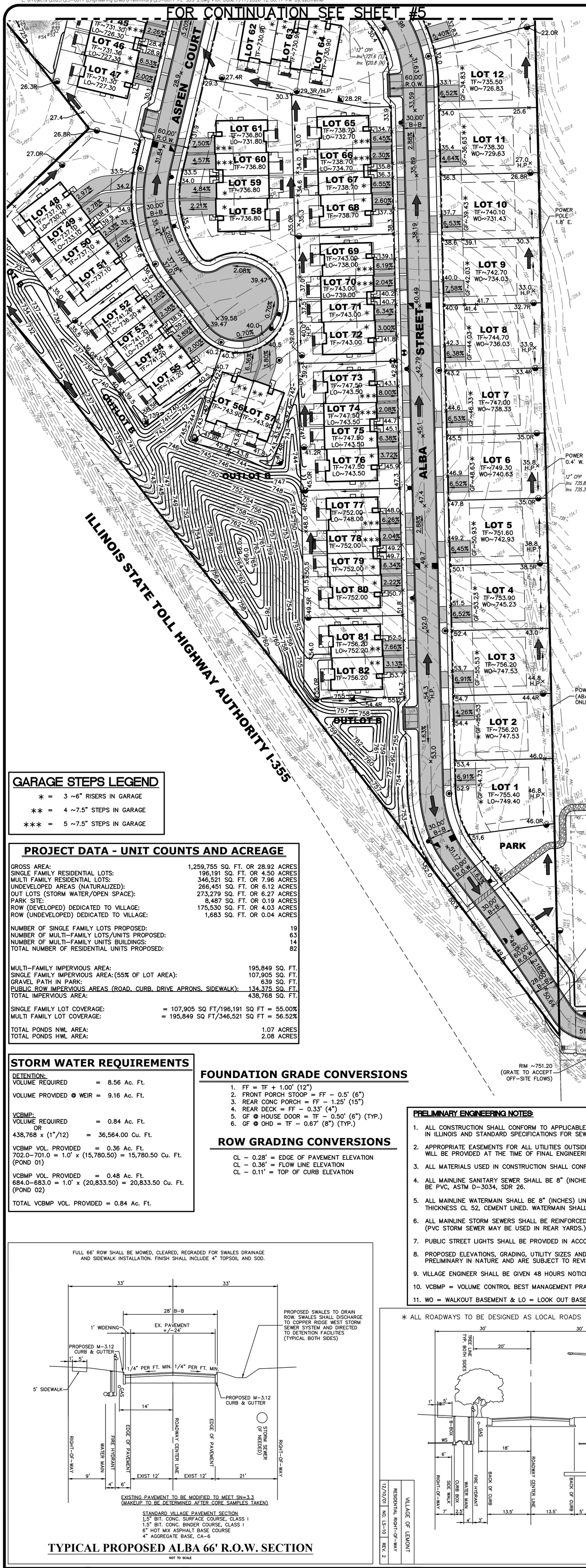
FOR CONTINUATION SEE SHEET #5

PRELIMINARY ENGINEERING GRADING PLAN SOUTH

FOR

COPPER RIDGE WEST

LEMONT, ILLINOIS



GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

LEGEND

EXISTING		PROPOSED
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	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
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	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXX.X x	SPOT GRADES	TF~XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF~XXX.XX
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CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
FES	FLARED END SECTION

EXISTING HATCHING

- EXISTING ASPHALT SURFACE
- EXISTING GRAVEL SURFACE

GARAGE STEPS LEGEND

* = 3 ~6" RISERS IN GARAGE
** = 4 ~7.5" STEPS IN GARAGE
*** = 5 ~7.5" STEPS IN GARAGE

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TOTAL PONDS NWL AREA:	1.07 ACRES
TOTAL PONDS HWL AREA:	2.08 ACRES

STORM WATER REQUIREMENTS

DETENTION:
VOLUME REQUIRED = 8.56 Ac. Ft.

VOLUME PROVIDED @ WEIR = 9.16 Ac. Ft.

VCBMP:
VOLUME REQUIRED = 0.84 Ac. Ft.
OR
438,768 x (1"/12) = 36,564.00 Cu. Ft.

VCBMP VOL. PROVIDED = 0.36 Ac. Ft.
702.0-701.0 = 1.0' x (15,780.50) = 15,780.50 Cu. Ft. (POND 01)

VCBMP VOL. PROVIDED = 0.48 Ac. Ft.
684.0-683.0 = 1.0' x (20,833.50) = 20,833.50 Cu. Ft. (POND 02)

TOTAL VCBMP VOL. PROVIDED = 0.84 Ac. Ft.

FOUNDATION GRADE CONVERSIONS

1. FF = TF + 1.00' (12")
2. FRONT PORCH STOOP = FF - 0.5' (6")
3. REAR CONC PORCH = FF - 1.25' (15")
4. REAR DECK = FF - 0.33' (4")
5. GF @ HOUSE DOOR = TF - 0.50' (6") (TYP.)
6. GF @ OHD = TF - 0.67' (8") (TYP.)

ROW GRADING CONVERSIONS

CL - 0.28' = EDGE OF PAVEMENT ELEVATION
CL - 0.36' = FLOW LINE ELEVATION
CL - 0.11' = TOP OF CURB ELEVATION

PRELIMINARY ENGINEERING NOTES:

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5. ALL MAINLINE WATERMAIN SHALL BE 8" (INCHES) UNLESS OTHERWISE NOTED ON THE PLAN. ALL WATERMAIN SHALL BE DUCTILE IRON, THICKNESS CL 52, CEMENT LINED. WATERMAIN SHALL HAVE A MINIMUM COVER OF 5.5' (FEET).
6. ALL MAINLINE STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE. SIZE TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. (PVC STORM SEWER MAY BE USED IN REAR YARDS.)
7. PUBLIC STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THE VILLAGE OF LEMONT UDO STANDARDS.
8. PROPOSED ELEVATIONS, GRADING, UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
9. VILLAGE ENGINEER SHALL BE GIVEN 48 HOURS NOTICE OF INTENDED TIME OF STARTED WORK.
10. VCBMP = VOLUME CONTROL BEST MANAGEMENT PRACTICES.
11. WO = WALKOUT BASEMENT & LO = LOOK OUT BASEMENT.

FULL 66' ROW SHALL BE MOWED, CLEARED, REGRADED FOR SWALES DRAINAGE AND SIDEWALK INSTALLATION. FINISH SHALL INCLUDE 4" TOPSOIL AND SOD.

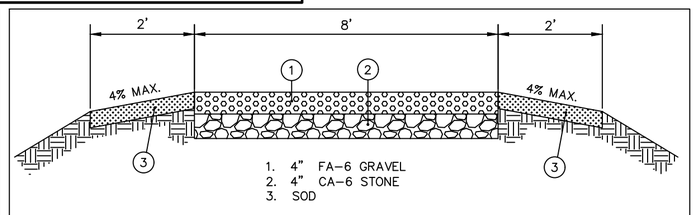
STANDARD VILLAGE PAVEMENT SECTION
1.5" BIT. CONC. SURFACE COURSE, CLASS I
1.5" BIT. CONC. BINDER COURSE, CLASS I
6" HOT MIX ASPHALT BASE COURSE
4" AGGREGATE BASE, CA-6

TYPICAL PROPOSED ALBA 66' R.O.W. SECTION

NOT TO SCALE

* ALL ROADWAYS TO BE DESIGNED AS LOCAL ROADS

12/10/01	VILLAGE OF LEMONT
NO. LS-10	RESIDENTIAL RIGHT-OF-WAY
REV. 2	



1. 4" FA-6 GRAVEL
2. 4" CA-6 STONE
3. SOD

GRAVEL PATH DETAIL

NOT TO SCALE

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
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4 OF 7

PROJECT INFORMATION
Project No.: 25-0017
Scale: 1" = 60'
Date: 02-20-2026
Design By: SDS
Drawn By: NSM
Checked By: SDS

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

PRELIMINARY ENGINEERING PLANS
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	05-26-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
3	07-07-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
4	07-17-26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

PRELIMINARY ENGINEERING GRADING PLAN NORTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
SS	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
B	B-BOX	B
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXX.X x	SPOT GRADES	TF~XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF~XXX.XX
FG XXX.XX	FINISH GRADE	FG~XXX.XX
FF XXX.XX	FINISH FLOOR	FF~XXX.XX
GF XXX.XX	GARAGE FLOOR	GF~XXX.XX

TOPOGRAPHIC SUREY LEGEND & ABBREVIATIONS

LEGEND

- ANCHOR
- POWER POLE
- T TELEPHONE PEDESTAL
- PPM PIPELINE MARKER
- BENCHMARK
- FLARED END SECTION
- CLOSED LID MANHOLE
- WATER VALVE
- FIR FOUND IRON ROD/REBAR
- FIP FOUND IRON PIPE
- FBM FOUND BRASS MONUMENT

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
(###.##')	RECORD/DEED
###.##'	MEASURED
S.F.	SQUARE FEET
###.##	EXIST. SPOT ELEVATION
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
FES	FLARED END SECTION

EXISTING HATCHING

- EXISTING ASPHALT SURFACE
- EXISTING GRAVEL SURFACE

PROJECT DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES
SINGLE FAMILY RESIDENTIAL LOTS:	196,191 SQ. FT. OR 4.50 ACRES
MULTI FAMILY RESIDENTIAL LOTS:	346,521 SQ. FT. OR 7.96 ACRES
UNDEVELOPED AREAS (NATURALIZED):	266,451 SQ. FT. OR 6.12 ACRES
OUT LOTS (STORM WATER/OPEN SPACE):	273,279 SQ. FT. OR 6.27 ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES
ROW (DEVELOPED) DEDICATED TO VILLAGE:	175,530 SQ. FT. OR 4.03 ACRES
ROW (UNDEVELOPED) DEDICATED TO VILLAGE:	1,683 SQ. FT. OR 0.04 ACRES
NUMBER OF SINGLE FAMILY LOTS PROPOSED:	19
NUMBER OF MULTI-FAMILY LOTS/UNITS PROPOSED:	63
NUMBER OF MULTI-FAMILY UNITS BUILDINGS:	14
TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED:	82
MULTI-FAMILY IMPERVIOUS AREA:	195,849 SQ. FT.
SINGLE FAMILY IMPERVIOUS AREA: (55% OF LOT AREA):	107,905 SQ. FT.
GRAVEL PATH IN PARK:	639 SQ. FT.
PUBLIC ROW IMPERVIOUS AREAS (ROAD, CURB, DRIVE APRONS, SIDEWALK):	134,375 SQ. FT.
TOTAL IMPERVIOUS AREA:	438,768 SQ. FT.
SINGLE FAMILY LOT COVERAGE:	= 107,905 SQ FT/196,191 SQ FT = 55.00%
MULTI FAMILY LOT COVERAGE:	= 195,849 SQ FT/346,521 SQ FT = 56.52%
TOTAL PONDS NWL AREA:	1.07 ACRES
TOTAL PONDS HWL AREA:	2.08 ACRES

GARAGE STEPS LEGEND

- * = 3 ~6" RISERS IN GARAGE
- ** = 4 ~7.5" STEPS IN GARAGE
- *** = 5 ~7.5" STEPS IN GARAGE

STORM WATER REQUIREMENTS

DETENTION:
VOLUME REQUIRED = 8.56 Ac. Ft.

VOLUME PROVIDED @ WEIR = 9.16 Ac. Ft.

VCBMP:
VOLUME REQUIRED = 0.84 Ac. Ft.
OR
438,768 x (1"/12) = 36,564.00 Cu. Ft.

VCBMP VOL. PROVIDED = 0.36 Ac. Ft.
702.0-701.0 = 1.0' x (15,780.50) = 15,780.50 Cu. Ft. (POND 01)

VCBMP VOL. PROVIDED = 0.48 Ac. Ft.
684.0-683.0 = 1.0' x (20,833.50) = 20,833.50 Cu. Ft. (POND 02)

TOTAL VCBMP VOL. PROVIDED = 0.84 Ac. Ft.

FOUNDATION GRADE CONVERSIONS

1. FF = TF + 1.00' (12")
2. FRONT PORCH STOOP = FF - 0.5' (6")
3. REAR CONC PORCH = FF - 1.25' (15")
4. REAR DECK = FF - 0.33' (4")
5. GF @ HOUSE DOOR = TF - 0.50' (6") (TYP.)
6. GF @ OHD = TF - 0.67' (8") (TYP.)

ROW GRADING CONVERSIONS

CL - 0.28' = EDGE OF PAVEMENT ELEVATION
CL - 0.36' = FLOW LINE ELEVATION
CL - 0.11' = TOP OF CURB ELEVATION

Call Before You Dig
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ILLINOIS ONE-CALL SYSTEM
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM

PRELIMINARY ENGINEERING NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE VILLAGE OF LEMONT UDO.
2. APPROPRIATE EASEMENTS FOR ALL UTILITIES OUTSIDE OF THE DEDICATED RIGHT-OF-WAY AND FOR STORMWATER DETENTION FACILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE FINAL PLAT OF SUBDIVISION.
3. ALL MATERIALS USED IN CONSTRUCTION SHALL CONFORM TO THE VILLAGE OF LEMONT UDO AND APPROVED STANDARDS.
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FOR CONTINUATION SEE SHEET #4

5 OF 7

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Scale: 1" = 60'
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Design By: SDS
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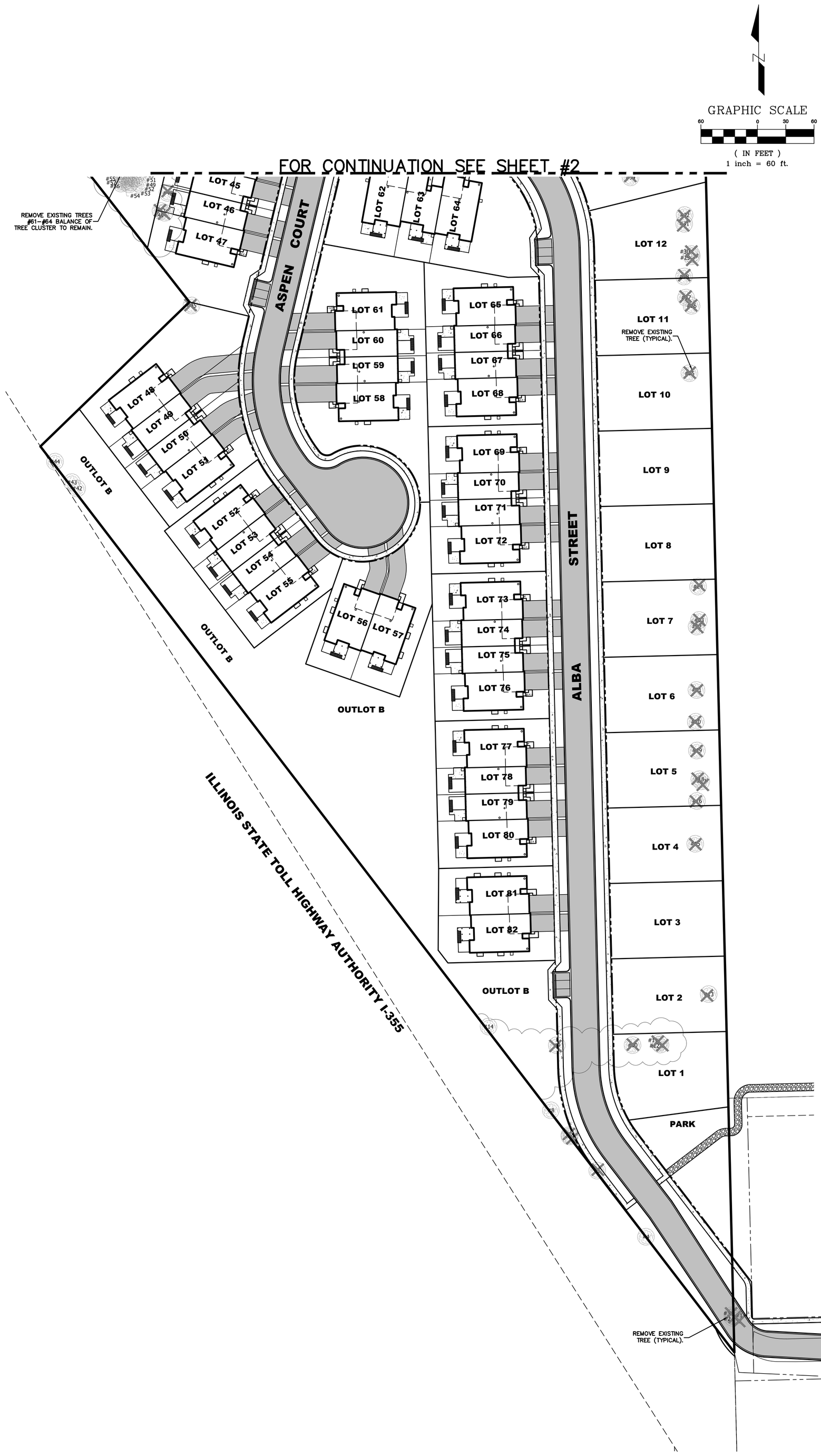
PRELIMINARY ENGINEERING PLANS FOR COPPER RIDGE WEST LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
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PRELIMINARY ENGINEERING TREE PLAN SOUTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

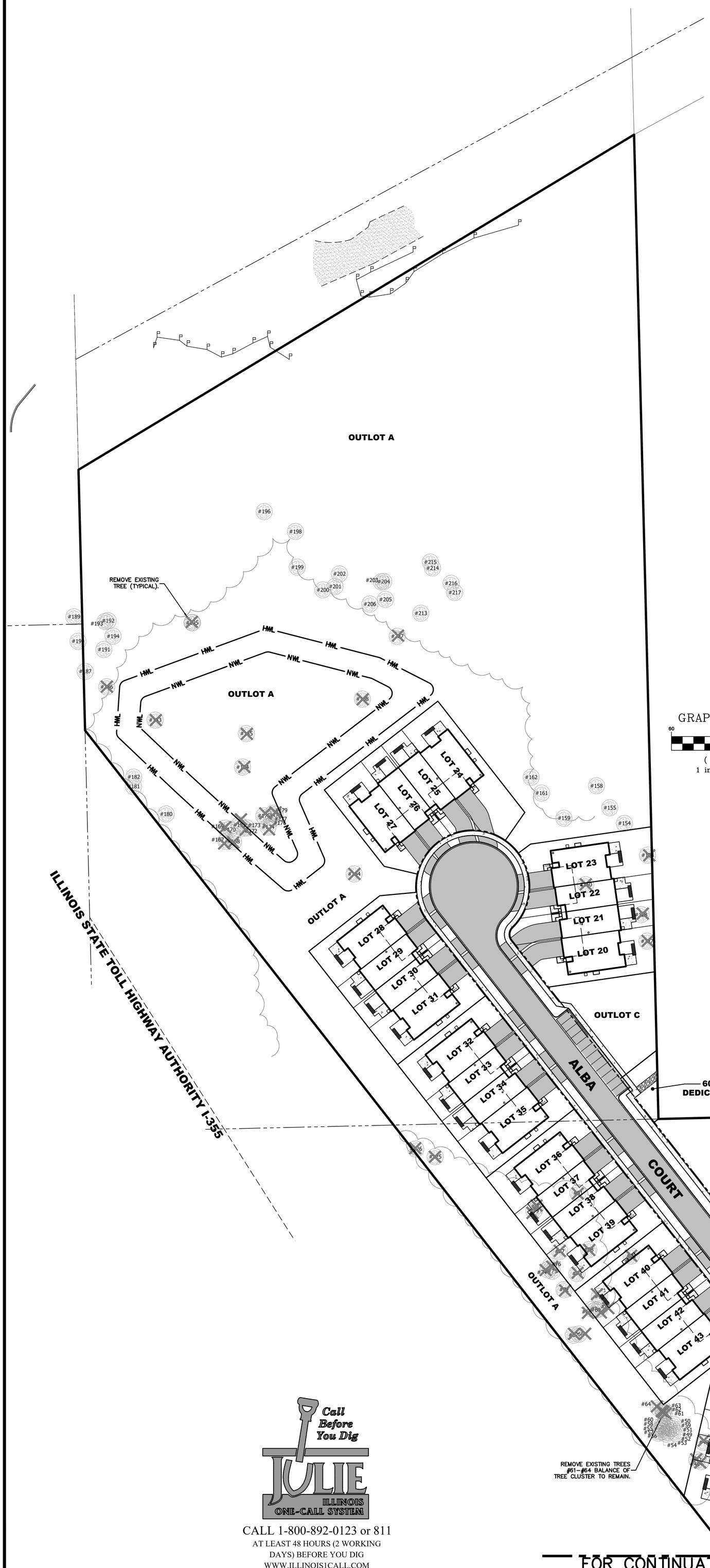


Attachment 1 - Data Table
16453 W 127th St, Lemont, IL
Area 1
Revised 2-18-26

DAVEY Resource Group

Common Name	Scientific Name	DBH	Condition	Tree Tag #	Additional Comments	Latitude	Longitude	Date	ACTION
Northern hackberry	*Celtis occidentalis*	11.5	fair		1 MS; 4.6, 2.9, 4.0, included bark, poor form	41.65925674	-88.01927703	10/27/2025	Remove
Northern hackberry	*Celtis occidentalis*	7.2	fair		2 MS; 4.1, 3.1, decay/cavity	41.65925544	-88.01929389	10/27/2025	Remove
Northern hackberry	*Celtis occidentalis*	8.5	fair		3 MS; 4.9, 3.6, decay/cavity, branch rubbing	41.65925542	-88.01928659	10/27/2025	Remove
Callery pear	*Pyrus calleryana*	6.2	fair		4 DW, co dominants, included bark, growing in fence	41.65948872	-88.01961849	10/27/2025	Save & Protect
Callery pear	*Pyrus calleryana*	7.8	fair		5 DW, co dominants, included bark	41.65968879	-88.01982786	10/27/2025	Remove
crabapple	*Malus spp.*	7.0	fair		6 co dominants, included bark, DW	41.65978777	-88.01990080	10/27/2025	Remove
Callery pear	*Pyrus calleryana*	6.2	fair		7 DW, co dominants, included bark	41.65979458	-88.01990461	10/27/2025	Remove
Callery pear	*Pyrus calleryana*	6.6	fair		8 DW, co dominants, included bark	41.65985610	-88.01997670	10/27/2025	Save & Protect
White mulberry	*Morus alba*	16.3	poor		9 DW, co dominants, included bark, decay	41.66004987	-88.01995644	10/27/2025	Remove
White mulberry	*Morus alba*	19.5	poor		10 DW, co dominants, included bark, decay/cavity	41.66004719	-88.01966901	10/27/2025	Remove
Eastern cottonwood	*Populus deltoides*	23.4	fair		11 DW, co dominants	41.66005283	-88.01959039	10/27/2025	Remove
White mulberry	*Morus alba*	15.6	poor		12 DW, poor form, broken branches, co dominants	41.66004959	-88.01958070	10/27/2025	Remove
Eastern cottonwood	*Populus deltoides*	20.0	fair		13 DW, co dominants, leaning	41.66019270	-88.01937466	10/27/2025	Remove
Callery pear	*Pyrus calleryana*	7.6	fair		14 DW, co dominants, included bark	41.66010844	-88.02022324	10/27/2025	Save & Protect
Siberian elm	*Ulmus pumila*	7.7	fair		15	41.66062946	-88.01942188	10/27/2025	Remove
American elm	*Ulmus americana*	9.9	fair		16 DW, co dominants	41.66075226	-88.01940796	10/27/2025	Remove
Eastern cottonwood	*Populus deltoides*	21.6	fair		17 DW, co dominants	41.66080669	-88.01939898	10/27/2025	Remove
American elm	*Ulmus americana*	7.6	fair		18 DW, leaning	41.66081192	-88.01939660	10/27/2025	Remove
Eastern cottonwood	*Populus deltoides*	61.1	fair		19 MS; 19.6, 19.4, 22.1, DW, included bark	41.66090819	-88.01941276	10/27/2025	Remove
White mulberry	*Morus alba*	42.8	poor		20 MS; 19.1, 9.2, 5.8, 8.7, DW, included bark	41.66099611	-88.01939276	10/27/2025	Remove
White mulberry	*Morus alba*	35.9	poor		21 MS; 4.0, 5.0, 5.1, 4.2, 4.2, 2.5, 5.2, 5.7, included bark, DW	41.66108429	-88.01939601	10/27/2025	Remove
White mulberry	*Morus alba*	16.2	poor		22 MS; 8.4, 7.8, included bark, DW,	41.66127523	-88.01941170	10/27/2025	Remove
Black walnut	*Juglans nigra*	17.8	fair		23 MS; 7.7, 10.1, included bark, DW	41.66128120	-88.01940306	10/27/2025	Remove
Black walnut	*Juglans nigra*	12.8	fair		24 MS; 7.3, 5.5, DW	41.66137269	-88.01939813	10/27/2025	Remove
White mulberry	*Morus alba*	15.0	poor		25 MS; 8.9, 6.1, included bark, DW	41.66197545	-88.01943174	10/27/2025	Remove
White mulberry	*Morus alba*	31.4	poor		26 MS; 3.2, 3.8, 2.7, 3.1, 4.3, 5.0, 4.4, 4.9, included bark, DW, poor form	41.66219097	-88.01943062	10/27/2025	Remove
American elm	*Ulmus americana*	10.5	fair		27 DW, co dominants	41.66222738	-88.01943558	10/27/2025	Remove
White mulberry	*Morus alba*	18.6	poor		28 MS; 11.3, 7.3, included bark, DW, poor form	41.66227097	-88.01945415	10/27/2025	Remove
White poplar	*Populus alba*	10.6	fair		29 DW, poor form	41.66231658	-88.01941714	10/27/2025	Remove
White poplar	*Populus alba*	9.2	fair		30 DW, poor form	41.66234005	-88.01943509	10/27/2025	Remove
White mulberry	*Morus alba*	14.7	poor		31 MS; 8.0, 6.7, included bark; co dominants	41.66244019	-88.01944355	10/27/2025	Remove
White mulberry	*Morus alba*	32.4	poor		32 MS; 10.8, 13.8, 4.3, 3.5, broken trunk, included bark, DW	41.66247680	-88.01944935	10/27/2025	Remove
White mulberry	*Morus alba*	27.8	poor		33 MS; 13.8, 14.0, DW, included bark	41.66262415	-88.01947025	10/27/2025	Remove
Black walnut	*Juglans nigra*	10.7	fair		34 DW, comdominants	41.66256496	-88.01961817	10/27/2025	Remove
Black walnut	*Juglans nigra*	8.2	fair		35 DW, trunk wound	41.66284520	-88.01951970	10/27/2025	Remove
Black walnut	*Juglans nigra*	7.8	good		36 DW, co dominants	41.66282989	-88.01958766	10/27/2025	Remove
Northern catalpa	*Catalpa speciosa*	15.7	fair		37 DW, poor form	41.66276606	-88.01994959	10/27/2025	Remove
hawthorn	*Crategus spp.*	5.9	critical		38 DW, leaning	41.66280954	-88.02018249	10/27/2025	Remove
Northern catalpa	*Catalpa speciosa*	12.2	fair		39 MS; 5.5, 3.3, 3.4, DW, included bark	41.66272783	-88.02036195	10/27/2025	Remove
White mulberry	*Morus alba*	30.6	fair		40 MS; 16.0, 14.0, included bark, DW	41.66273993	-88.02075415	10/27/2025	Remove
Northern catalpa	*Catalpa speciosa*	40.6	fair		41 DW, co dominants	41.66275794	-88.02077117	10/27/2025	Remove
White mulberry	*Morus alba*	12.1	fair		42 MS; 8.2, 3.9, co dominants, included bark, DW	41.66167462	-88.02182189	10/27/2025	Save & Protect
White mulberry	*Morus alba*	10.6	fair		43 DW, co dominants, included bark	41.66168773	-88.02184201	10/27/2025	Save & Protect
Callery pear	*Pyrus calleryana*	10.2	fair		44 DW, co dominants, included bark	41.66174480	-88.02188589	10/27/2025	Save & Protect
Callery pear	*Pyrus calleryana*	11.0	good		45 MS; 5.9, 5.1, DW, included bark	41.66219963	-88.02136117	10/27/2025	Remove
Eastern cottonwood	*Populus deltoides*	47.9	fair		46 MS; 18.8, 12.8, 16.3, DW, included bark	41.66248847	-88.02147678	10/27/2025	Remove
White mulberry	*Morus alba*	9.9	fair		47 MS; 6.5, 3.4, DW, poor form	41.66248906	-88.02148511	10/27/2025	Remove
Black walnut	*Juglans nigra*	8.3	good		48 DW	41.66254092	-88.02146801	10/27/2025	Remove
Eastern cottonwood	*Populus deltoides*	6.8	good		49 DW	41.66255829	-88.02158548	10/27/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	14.1	fair		50 DW	41.66258885	-88.02159448	10/27/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	14.7	poor		51 DW	41.66258901	-88.02157837	10/27/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	13.6	fair		52 DW, co dominants	41.66259060	-88.02159068	10/27/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	7.7	fair		53 DW	41.66257344	-88.02161566	10/27/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	7.2	poor		54 DW	41.66257347	-88.02162559	10/28/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	7.4	poor		55 DW, leaning	41.66257395	-88.02162836	10/28/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	18.9	fair		56 MS; 10.9, 8.0, DW	41.66255711	-88.02165032	10/28/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	11.2	fair		57 DW	41.66257963	-88.02163030	10/28/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	7.3	fair		58 DW	41.66257671	-88.02162335	10/28/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	11.9	fair		59 DW	41.66255323	-88.02159942	10/28/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	10.6	fair		60 DW	41.66261113	-88.02159551	10/28/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	22.6	fair		61 MS; 10.0, 12.6, DW	41.66263111	-88.02160427	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	9.6	fair		62 DW	41.66261852	-88.02162100	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	15.7	fair		63 DW	41.66262909	-88.02162486	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	16.9	fair		64 DW	41.66265333	-88.02164091	10/28/2025	Remove
Black cherry	*Prunus serotina*	8.9	poor		65 DW, co dominants	41.66270736	-88.02172843	10/28/2025	Remove
White mulberry	*Morus alba*	14.4	fair		66 DW, co dominants	41.66286406	-88.02192389	10/28/2025	Remove
White mulberry	*Morus alba*	7.3	poor		67 DW, co dominants, poor form	41.66285762	-88.02197448	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	14.1	fair		68 DW, leaning	41.66291608	-88.02189939	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	6.0	poor		69 DW, girdled by vine	41.66293614	-88.02187668	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	17.5	fair		70 DW, leaning	41.66292077	-88.02186298	10/28/2025	Remove
White mulberry	*Morus alba*	18.0	poor		71 DW, co dominants, included bark	41.66297182	-88.02186724	10/28/2025	Remove
White mulberry	*Morus alba*	26.6	poor		72 MS; 10.4, 6.3, 4.9, 5.0, DW, included bark, poor form	41.66297658	-88.02202355	10/28/2025	Remove
White mulberry	*Morus alba*	20.4	poor		73 MS; 10.4, 10.0, DW, included bark	41.66301657	-88.02195169	10/28/2025	Remove
White mulberry	*Morus alba*	11.3	poor		74 DW, co dominants, included bark, decay	41.66305367	-88.02206673	10/28/2025	Remove
White mulberry	*Morus alba*	9.7	fair		75 DW, included bark	41.66303859	-88.02205708	10/28/2025	Remove
White mulberry	*Morus alba*	11.5	fair		76 DW, co dominants, poor form	41.66305428	-88.02203799	10/28/2025	Remove
Black walnut	*Juglans nigra*	15.2	good		77 MS; 8.5, 6.7, included bark	41.66308745	-88.02200648	10/28/2025	Remove
White mulberry	*Morus alba*	24.0	poor		78 DW, co dominants, included bark	41.66309899	-88.02189147	10/28/2025	Remove
White mulberry	*Morus alba*	19.6	fair		79 DW, co dominants, included bark	41.66319141	-88.02208365	10/28/2025	Remove
American elm	*Ulmus americana*	14.4	fair		80 DW	41.66323461	-88.02209923	10/28/2025	Remove
boxelder	*Acer negundo*	11.1	poor		81 DW, co dominants	41.66326869	-88.02196612	10/28/2025	Remove
White mulberry	*Morus alba*	21.1	fair		82 DW, co dominants, included bark	41.66309856	-88.02176029	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	32.1	fair		83 DW, co dominants	41.66296367	-88.02105640	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	51.5	poor		84 DW, included bark, decay/cavity	41.66296129	-88.02095645	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	42.7	fair		85 DW, co dominants	41.66291685	-88.02017610	10/28/2025	Remove
Northern hackberry	*Celtis occidentalis*	9.6	good		86 DW	41.66293120	-88.02015235	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	34.1	fair		87 DW, co dominants	41.66297855	-88.02012273	10/28/2025	Remove
American elm	*Ulmus americana*	7.6	fair		88 DW, co dominants	41.66298945	-88.02013192	10/28/2025	Remove
American elm	*Ulmus americana*	8.0	fair		89 DW, leaning	41.66289835	-88.02008167	10/28/2025	Not Found
American elm	*Ulmus americana*	7.0	fair		90 DW	41.66288145	-88.02024240	10/28/2025	Not Found
American elm	*Ulmus americana*	14.8	poor		91 DW, co dominants	41.66296558	-88.01948276	10/28/2025	Remove
hawthorn	*Crategus spp.*	6.7	poor		92 DW, co dominants	41.66288820	-88.01945158	10/28/2025	Remove
Black walnut	*Juglans nigra*	6.3	fair		93 leaning	41.66304390	-88.01943564	10/28/2025	Not Found
Black walnut	*Juglans nigra*	6.5	good		94	41.66319840	-88.01945616	10/28/2025	Remove
Northern catalpa	*Catalpa speciosa*	7.4	good		95	41.66328069	-88.01942870	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	42.8	poor		96 DW, co dominants, decay/cavity	41.66324609	-88.01966883	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	34.0	poor		97 DW, co dominants	41.66328967	-88.01968204	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	20.4	fair		98 DW, co dominants	41.66318934	-88.01980072	10/28/2025	Remove
American elm	*Ulmus americana*	14.6	poor		99 DW	41.66331981	-88.01987794	10/28/2025	Remove
American elm	*Ulmus americana*	12.6	fair		100 DW	41.66339645	-88.01979651	10/28/2025	Remove
American elm	*Ulmus americana*	12.9	poor		101 DW, co dominants	41.66347557	-88.01961295	10/28/2025	Remove
Black walnut	*Juglans nigra*	11.2	fair		102 MS; 5.1, 6.1, included bark	41.66354397	-88.01953792	10/28/2025	Not Found
American elm	*Ulmus americana*	6.6	fair		103 DW, co dominants	41.66356734	-88.01949303	10/28/2025	Not Found
Black walnut	*Juglans nigra*	10.4	fair		104 co dominants, poor form	41.66354666	-88.01945091	10/28/2025	Not Found
Black walnut	*Juglans nigra*	13.8	good		105 DW	41.66355020	-88.01940322	10/28/2025	Not Found
Black walnut	*Juglans nigra*	13.6	good		106 DW	41.66354514	-88.01937691	10/28/2025	Not Found
honeylocust	*Gleditsia triacanthos*	7.6	good		107 co dominants	41.66358476	-88.01950395	10/28/2025	Not Found
Black walnut	*Juglans nigra*	7.7	good		114	41.66342803	-88.02009010	10/28/2025	Remove
Black walnut	*Juglans nigra*	10.6	good		115 co dominants, leaning	41.66350044	-88.02027599	10/28/2025	Remove
American elm	*Ulmus americana*	12.1	poor		116 DW, co dominants	41.66350831	-88.02032527	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	36.0	fair		124 DW, co dominants, included bark, poor form	41.66347629	-88.02127828	10/28/2025	Remove
Black walnut	*Juglans nigra*	9.8	fair		125 DW, co dominants, included bark	41.66339113	-88.02253025	10/28/2025	Remove
Black walnut	*Juglans nigra*	17.6	fair		126 MS; 9.7, 7.9, included bark, co dominants	41.66341373	-88.02260476	10/28/2025	Remove
Black walnut	*Juglans nigra*	14.3	fair		128 DW, co dominants	41.66411671	-88.02171174	10/28/2025	Remove
American elm	*Ulmus americana*	17.9	fair		154 MS; 8.8, 9.1, included bark, DW, co dominants	41.66438020	-88.02176201	10/29/2025	Save - Beyond Const Limits
Eastern cottonwood	*Populus deltoides*	14.4	fair		155 DW, covered in vine	41.66441517	-88.02181405	10/29/2025	Save - Beyond Const Limits
Northern hackberry	*Celtis occidentalis*	6.0	fair		157 DW	41.66447698	-88.02178858	10/29/2025	Not Found
Black walnut	*Juglans nigra*	12.7	good		158	41.66449231	-88.02187875	10/29/2025	Save - Beyond Const Limits
American elm	*Ulmus americana*	9.3	fair		159 DW, co dominants	41.66439263	-88.02199202	10/29/2025	Save - Beyond Const Limits
American elm	*Ulmus americana*	17.8	fair		160 DW, co dominants, covered in vine	41.66419632	-88.02193307	10/29/2025	Not Found
American elm	*Ulmus americana*	7.0	fair		161 DW	41.66446924	-88.02209665	10/29/2025	Save & Protect
honeylocust	*Gleditsia triacanthos*	9.8	fair		162 DW, co dominants	41.66451177	-88.02213534	10/29/2025	Save & Protect
American elm	*Ulmus americana*	12.8	fair		163 DW, co dominants	41.66424793	-88.02281528	10/29/2025	Not Found
White mulberry	*Morus alba*	23.8	poor		164 MS; 5.8, 7.2, 6.7, 4.1, DW, included bark, poor form	41.66423633	-88.02283220	10/29/2025	Remove
American elm	*Ulmus americana*	9.9	fair		165 DW, co dominants	41.66413239	-88.02329238	10/29/2025	Not Found
Black walnut	*Juglans nigra*	8.6	good		166 co dominants	41.66417230	-88.02332757	10/29/2025	Not Found
White mulberry	*Morus alba*	18.5	fair		167 MS; 10.1, 8.4, included bark, DW	41.66431851	-88.02333664	10/29/2025	Remove
Eastern cottonwood	*Populus deltoides*	20.6	fair		168 DW	41.66433203	-88.02329901	10/29/2025	Remove
White mulberry	*Morus alba*	15.1	fair		169 MS; 9.0, 6.1, included bark, DW	41.66437294	-88.02334181	10/29/2025	Remove
White mulberry	*Morus alba*	7.5	fair		170 DW, co dominants	41.66437338	-88.02332460	10/29/2025	Remove
Eastern cottonwood	*Populus deltoides*	9.5	fair		171 DW, trunk wound	41.66438194	-88.02329730	10/29/2025	Remove
Eastern cottonwood	*Populus deltoides*	11.3	fair		172 DW, trunk wound, poor form	41.66436392	-88.02327870	10/29/2025	Remove
Eastern cottonwood	*Populus deltoides*	23.6	fair		173 DW, co dominants	41.66431606	-88.02326813	10/29/2025	Remove
Black walnut	*Juglans nigra*	15.2	fair		174 DW, leaning	41.66435847	-88.02317193	10/29/2025	Remove
Eastern cottonwood	*Populus deltoides*	18.5	fair		175 DW	41.66435536	-88.02318362	10/29/2025	Remove
Eastern cottonwood	*Populus deltoides*	13.1	fair		176 included bark, DW, poor form	41.66438650	-88.02317172	10/29/2025	Remove
Eastern cottonwood	*Populus deltoides*	15.6	fair		177 DW, leaning	41.66439675	-88.02316466	10/29/2025	Remove
Eastern cottonwood	*Populus deltoides*	16.0	fair		178 DW, co dominants	41.66440602	-88.02315277	10/29/2025	Remove
Eastern cottonwood	*Populus deltoides*	8.6	fair		179 DW	41.66441296	-88.02316439	10/29/2025	Remove
Thornless honeylocust	*Gleditsia triacanthos f. inermi*	12.1	fair		180 DW, poor form	41.66440909	-88.02358625	10/29/2025	Save & Protect
American elm	*Ulmus americana*	9.2	fair		181 DW, co dominants	41.66443026	-88.02371447	10/29/2025	Save & Protect
Black walnut	*Juglans nigra*	13.7	good		182	41.66452782	-88.02371301	10/29/2025	Save & Protect
White mulberry	*Morus alba*	15.4	poor		183 DW, included bark, trunk damage, poor form	41.66469429	-88.02363698	10/29/2025	Remove
Black cherry	*Prunus serotina*	13.0	critical		184 DW	41.66454367	-88.02329532	10/29/2025	Remove
White mulberry	*Morus alba*	24.1	poor		185 MS; 13.5, 10.6, included bark, decay/cavity, DW	41.66465629	-88.02327509	10/29/2025	Remove
Black walnut	*Juglans nigra*	9.9	good		186	41.66477852	-88.02384101	10/29/2025	Remove
Northern hackberry	*Celtis occidentalis*	15.7	fair		187 DW, co dominants	41.66482527	-88.02391186	10/29/2025	Save - Beyond Const Limits
American basswood	*Tilia americana*	22.6	fair		188 MS; 10.9, 11.7, DW, poor form	41.66491641	-88.02409258	10/29/2025	Save - Beyond Const Limits
American elm	*Ulmus americana*	9.4	poor		189 DW	41.66500378	-88.02394117	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	8.9	critical		190 DW, poor form	41.66494029	-88.02394417	10/29/2025	Save - Beyond Const Limits
White mulberry	*Morus alba*	24.2	poor		191 DW, co dominants, included bark	41.66490649	-88.02385272	10/29/2025	Save - Beyond Const Limits
Black walnut	*Juglans nigra*	16.0	good		192 DW	41.66497455	-88.02382102	10/29/2025	Save - Beyond Const Limits
American elm	*Ulmus americana*	12.0	poor		193 DW, co dominants	41.66503295	-88.02382380	10/29/2025	Save - Beyond Const Limits
American basswood	*Tilia americana*	10.9	fair		194 DW, poor form	41.66503229	-88.02390446	10/29/2025	Save - Beyond Const Limits
American elm	*Ulmus americana*	16.5	fair		195 DW	41.66498229	-88.02361938	10/29/2025	Remove
Black cherry	*Prunus serotina*	7.6	critical		196 DW	41.66530705	-88.02319429	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	9.1	critical		197 DW, leaning	41.66534338	-88.02309674	10/29/2025	Save - Beyond Const Limits
American elm	*Ulmus americana*	7.6	fair		198 DW	41.66525419	-88.02306602	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	13.2	critical		199 DW	41.66515682	-88.02306169	10/29/2025	Save - Beyond Const Limits
American elm	*Ulmus americana*	15.6	fair		200 DW, co dominants, trunk wound	41.66507500	-88.02296539	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	10.4	poor		201 DW	41.66509082	-88.02291861	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	6.8	critical		202 DW	41.66512561	-88.02288314	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	7.5	poor		203 DW, co dominants, poor form	41.66510221	-88.02275565	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	11.9	poor		204 DW, leaning	41.66510377	-88.02274759	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	6.4	critical		205 DW	41.66505766	-88.02271211	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	11.6	critical		206 DW, co dominants	41.66504134	-88.02274626	10/29/2025	Save - Beyond Const Limits
American elm	*Ulmus americana*	18.0	fair		207 DW, co dominants	41.66494909	-88.02267143	10/29/2025	Remove
White mulberry	*Morus alba*	19.2	poor		208 DW, co dominants, cracks	41.66476267	-88.02281908	10/29/2025	Remove
Black cherry	*Prunus serotina*	7.2	critical		209 DW	41.66493902	-88.02246021	10/29/2025	Not Found
American elm	*Ulmus americana*	6.5	fair		210 DW	41.66475743	-88.02228305	10/29/2025	Not Found
Black cherry	*Prunus serotina*	7.1	critical		211 DW	41.66506280	-88.02236638	10/29/2025	Not Found
Black cherry	*Prunus serotina*	10.7	poor		212 DW, leaning	41.66508398	-88.02238255	10/29/2025	Not Found
Black cherry	*Prunus serotina*	13.4	critical		213 DW	41.66503768	-88.02256393	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	8.7	critical		214 DW, leaning	41.66514214	-88.02251648	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	7.1	critical		215 DW	41.66517212	-88.02250849	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	11.6	poor		216 DW, co dominants	41.66518633	-88.02243483	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	9.2	fair		217 DW	41.66516736	-88.02240561	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	9.9	poor		218 DW	41.66522547	-88.02247859	10/29/2025	Save -North of Const Limits
American basswood	*Tilia americana*	6.0	poor		219 DW, leaning	41.66521821	-88.02237639	10/29/2025	Save -North of Const Limits
American basswood	*Tilia americana*	10.3	good		220	41.66519365	-88.02235068	10/29/2025	Save -North of Const Limits
Black cherry	*Prunus serotina*	9.3	critical		221 DW	41.66503963	-88.02230118	10/29/2025	Save -North of Const Limits
Pin oak	*Quercus palustris*	11.1	fair		222 DW, poor form	41.66498615	-88.02209305	10/30/2025	Save -North of Const Limits
American elm	*Ulmus americana*	6.4	poor		223 DW	41.66490579	-88.02208975	10/30/2025	Save -North of Const Limits
Black cherry	*Prunus serotina*	7.5	poor		224 DW, poor form	41.66492896	-88.02204968	10/30/2025	Save -North of Const Limits
American basswood	*Tilia americana*	43.2	fair		225 MS; 21.0, 9.9, 12.3, DW, included bark	41.66498088	-88.02191529	10/30/2025	Save -North of Const Limits
Northern red oak	*Quercus rubra*	7.2	good		226 DW	41.66478389	-88.02188467	10/30/2025	Save -North of Const Limits
White oak	*Quercus alba*	6.0	good		227 DW	41.66477214	-88.02184323	10/30/2025	Save -North of Const Limits
Black walnut	*Juglans nigra*	6.4	good		228	41.66479944	-88.02181411	10/30/2025	Save -North of Const Limits
American elm	*Ulmus americana*	6.2	fair		229 DW	41.66461655	-88.02171893	10/30/2025	Save -North of Const Limits
American basswood	*Tilia americana*	11.5	good		230	41.66481011	-88.02180836	10/30/2025	Save -North of Const Limits
American basswood	*Tilia americana*	11.4	good		231	41.66488486	-88.02185582	10/30/2025	Save -North of Const Limits
American basswood	*Tilia americana*	8.8	good		232	41.66491630	-88.02188532	10/30/2025	Save -North of Const Limits
American basswood	*Tilia americana*	14.3	fair		233 MS; 9.6, 4.7, DW, included bark	41.66493972	-88.02192432	10/30/2025	Save -North of Const Limits
Siberian elm	*Ulmus pumila*	6.5	poor		234 DW, co dominants	41.66497364	-88.02192341	10/30/2025	Save -North of Const Limits
Northern red oak	*Quercus rubra*	9.8	good		235 DW	41.66505301	-88.02193625	10/30/2025	Save -North of Const Limits
American elm	*Ulmus americana*	8.5	poor		236 DW, co dominants	41.66507914	-88.02191479	10/30/2025	Save -North of Const Limits
Eastern cottonwood	*Populus deltoides*	15.7	fair		237 DW, poor form	41.66510900	-88.02209034	10/30/2025	Save -North of Const Limits
Black walnut	*Juglans nigra*	10.1	good		238 DW	41.66503867	-88.02208500	10/30/2025	Save -North of Const Limits
Black cherry	*Prunus serotina*	6.2	poor		239 VP, DW	41.66511551	-88.02212443	10/30/2025	Save -North of Const Limits
American elm	*Ulmus americana*	11.4	poor		240 DW, co dominants	41.66511739	-88.02179639	10/30/2025	Save -North of Const Limits
Pin oak	*Quercus palustris*	18.6	fair		241 DW, leaning	41.66518920	-88.02187851	10/30/2025	Save -North of Const Limits
White mulberry	*Morus alba*	14.6	poor		344 DW, co dominants, included bark, broken branches	41.66546741	-88.02175363	10/31/2025	Save -North of Const Limits
Black cherry	*Prunus serotina*	9.5	critical		350 DW, leaning	41.66535128	-88.02179204	10/31/2025	Save -North of Const Limits
Black walnut	*Juglans nigra*	13.1	good		352	41.66534634	-88.02176001	10/31/2025	Save -North of Const Limits
Black walnut	*Juglans nigra*	13.3	good		353 DW	41.66581284	-88.02206877	10/31/2025	Save -North of Const Limits
Black walnut	*Juglans nigra*	10.8	good		354	41.66583216	-88.02208068	10/31/2025	Save -North of Const Limits
Black cherry	*Prunus serotina*	7.2	poor		355 DW	41.66577030	-88.02221166	10/31/2025	Save -North of Const

PRELIMINARY ENGINEERING TREE PLAN NORTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

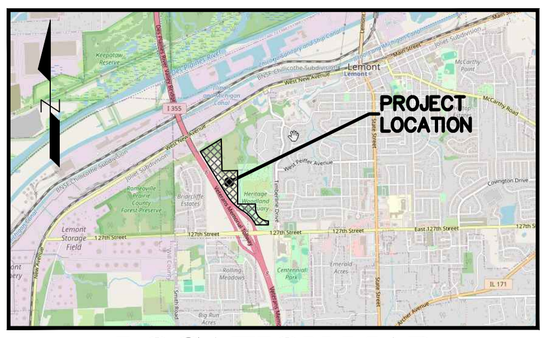


Attachment 1 - Data Table
16453 W 127th St, Lemont, IL
Area 1
Revised 2-18-26

DAVEY Resource Group

Common Name	Scientific Name	DBH	Condition	Tree Tag #	Additional Comments	Latitude	Longitude	Date	ACTION
Northern hackberry	*Celtis occidentalis*	11.5	fair	1	MS; 4.6, 2.9, 4.0, included bark, poor form	41.65925674	-88.01927703	10/27/2025	Remove
Northern hackberry	*Celtis occidentalis*	7.2	fair	2	MS; 4.1, 3.1, decay/cavity	41.65925544	-88.01925389	10/27/2025	Remove
Northern hackberry	*Celtis occidentalis*	8.5	fair	3	MS; 4.9, 3.6, decay/cavity, branch rubbing	41.65925542	-88.01928659	10/27/2025	Remove
Callery pear	*Pyrus calleryana*	6.2	fair	4	DW, co dominants, included bark, growing in fence	41.65948872	-88.01961849	10/27/2025	Save & Protect
Callery pear	*Pyrus calleryana*	7.8	fair	5	DW, co dominants, included bark	41.65968879	-88.01982786	10/27/2025	Remove
crabapple	*Malus spp.*	7.0	fair	6	co dominants, included bark, DW	41.65978777	-88.01990080	10/27/2025	Remove
Callery pear	*Pyrus calleryana*	6.2	fair	7	DW, co dominants, included bark	41.65979458	-88.01990461	10/27/2025	Remove
Callery pear	*Pyrus calleryana*	6.6	fair	8	DW, co dominants, included bark	41.65985610	-88.01997670	10/27/2025	Save & Protect
White mulberry	*Morus alba*	16.3	poor	9	DW, co dominants, included bark, decay	41.66004987	-88.01995644	10/27/2025	Remove
White mulberry	*Morus alba*	19.5	poor	10	DW, co dominants, included bark, decay/cavity	41.66004719	-88.01966901	10/27/2025	Remove
Eastern cottonwood	*Populus deltoides*	23.4	fair	11	DW, co dominants	41.66005283	-88.01959039	10/27/2025	Remove
White mulberry	*Morus alba*	15.6	poor	12	DW, poor form, broken branches, co dominants	41.66004959	-88.01958070	10/27/2025	Remove
Eastern cottonwood	*Populus deltoides*	20.0	fair	13	DW, co dominants, leaning	41.66019270	-88.01937466	10/27/2025	Remove
Callery pear	*Pyrus calleryana*	7.6	fair	14	DW, co dominants, included bark	41.66010844	-88.02022324	10/27/2025	Save & Protect
Siberian elm	*Ulmus pumila*	7.7	fair	15		41.66062946	-88.01942188	10/27/2025	Remove
American elm	*Ulmus americana*	9.9	fair	16	DW, co dominants	41.66075226	-88.01940796	10/27/2025	Remove
Eastern cottonwood	*Populus deltoides*	21.6	fair	17	DW, co dominants	41.66080669	-88.01939898	10/27/2025	Remove
American elm	*Ulmus americana*	7.6	fair	18	DW, leaning	41.66081192	-88.01959660	10/27/2025	Remove
Eastern cottonwood	*Populus deltoides*	61.1	fair	19	MS; 19.6, 19.4, 22.1, DW, included bark	41.66090819	-88.01941276	10/27/2025	Remove
White mulberry	*Morus alba*	42.8	poor	20	MS; 19.1, 9.2, 5.8, 8.7, DW, included bark	41.66099611	-88.01939276	10/27/2025	Remove
White mulberry	*Morus alba*	35.9	poor	21	MS; 4.0, 5.0, 5.1, 4.2, 4.2, 2.5, 5.2, 5.7, included bark, DW	41.66108429	-88.01939601	10/27/2025	Remove
White mulberry	*Morus alba*	16.2	poor	22	MS; 8.4, 7.8, included bark, DW,	41.66127323	-88.01941170	10/27/2025	Remove
Black walnut	*Juglans nigra*	17.8	fair	23	MS; 7.7, 10.1, included bark, DW	41.66128120	-88.01940306	10/27/2025	Remove
Black walnut	*Juglans nigra*	12.8	fair	24	MS; 7.3, 5.5, DW	41.66137269	-88.01939813	10/27/2025	Remove
White mulberry	*Morus alba*	15.6	poor	25	MS; 8.9, 6.1, included bark, DW	41.66197545	-88.01943174	10/27/2025	Remove
White mulberry	*Morus alba*	31.4	poor	26	MS; 3.2, 3.8, 2.7, 3.1, 4.3, 5.0, 4.4, 4.9, included bark, DW, poor form	41.66219097	-88.01943062	10/27/2025	Remove
American elm	*Ulmus americana*	10.5	fair	27	DW, co dominants	41.66222738	-88.01943558	10/27/2025	Remove
White mulberry	*Morus alba*	18.6	poor	28	MS; 11.3, 7.3, included bark, DW, poor form	41.66227097	-88.01945415	10/27/2025	Remove
White poplar	*Populus alba*	10.6	fair	29	DW, poor form	41.66231658	-88.01941714	10/27/2025	Remove
White poplar	*Populus alba*	9.2	fair	30	DW, poor form	41.66234005	-88.01943509	10/27/2025	Remove
White mulberry	*Morus alba*	14.7	poor	31	MS; 8.0, 6.7, included bark, co dominants	41.66244019	-88.01944355	10/27/2025	Remove
White mulberry	*Morus alba*	32.4	poor	32	MS; 10.8, 13.8, 4.3, 3.5, broken trunk, included bark, DW	41.66247680	-88.01944935	10/27/2025	Remove
White mulberry	*Morus alba*	27.8	poor	33	MS; 13.8, 14.0, DW, included bark	41.66262415	-88.01947025	10/27/2025	Remove
Black walnut	*Juglans nigra*	10.7	fair	34	DW, comdominants	41.66256496	-88.01961817	10/27/2025	Remove
Black walnut	*Juglans nigra*	8.2	fair	35	DW, trunk wound	41.66284520	-88.01951970	10/27/2025	Remove
Black walnut	*Juglans nigra*	7.8	good	36	DW, co dominants	41.66282989	-88.01958766	10/27/2025	Remove
Northern catalpa	*Catalpa speciosa*	15.7	fair	37	DW, poor form	41.66276606	-88.01994959	10/27/2025	Remove
hawthorn	*Crategus spp.*	5.9	critical	38	DW, leaning	41.66280954	-88.02018249	10/27/2025	Remove
Northern catalpa	*Catalpa speciosa*	12.2	fair	39	MS; 5.5, 3.3, 3.4, DW, included bark	41.66272783	-88.02036195	10/27/2025	Remove
White mulberry	*Morus alba*	30.6	fair	40	MS; 16.0, 14.0, included bark, DW	41.66273993	-88.02075415	10/27/2025	Remove
Northern catalpa	*Catalpa speciosa*	40.6	fair	41	DW, co dominants	41.66275794	-88.02077117	10/27/2025	Remove
White mulberry	*Morus alba*	12.1	fair	42	MS; 8.2, 3.9, co dominants, included bark, DW	41.66167462	-88.02182189	10/27/2025	Save & Protect
White mulberry	*Morus alba*	10.6	fair	43	DW, co dominants, included bark	41.66168773	-88.02184201	10/27/2025	Save & Protect
Callery pear	*Pyrus calleryana*	10.2	fair	44	DW, co dominants, included bark	41.66174480	-88.02188589	10/27/2025	Save & Protect
Callery pear	*Pyrus calleryana*	11.0	good	45	MS; 5.9, 5.1, DW, included bark	41.66215963	-88.02136117	10/27/2025	Remove
Eastern cottonwood	*Populus deltoides*	47.9	fair	46	MS; 18.8, 12.8, 16.3, DW, included bark	41.66248847	-88.02147678	10/27/2025	Remove
White mulberry	*Morus alba*	9.9	fair	47	MS; 6.5, 3.4, DW, poor form	41.66248906	-88.02148511	10/27/2025	Remove
Black walnut	*Juglans nigra*	8.3	good	48	DW	41.66254092	-88.02146801	10/27/2025	Remove
Eastern cottonwood	*Populus deltoides*	6.8	good	49	DW	41.66255829	-88.02158548	10/27/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	14.1	fair	50	DW	41.66258885	-88.02159448	10/27/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	14.7	poor	51	DW	41.66258901	-88.02157837	10/27/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	13.6	fair	52	DW, co dominants	41.66259060	-88.02159068	10/27/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	7.7	fair	53	DW	41.66257344	-88.02161566	10/27/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	7.2	poor	54	DW	41.66257347	-88.02162559	10/28/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	7.4	poor	55	DW, leaning	41.66257395	-88.02162836	10/28/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	18.9	fair	56	MS; 10.9, 8.0, DW	41.66255711	-88.02165032	10/28/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	11.2	fair	57	DW	41.66257963	-88.02163010	10/28/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	7.3	fair	58	DW	41.66257671	-88.02162335	10/28/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	11.9	fair	59	DW	41.66255323	-88.02159942	10/28/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	10.6	fair	60	DW	41.66261113	-88.02159551	10/28/2025	Save & Protect
Eastern cottonwood	*Populus deltoides*	22.6	fair	61	MS; 10.0, 12.6, DW	41.66261111	-88.02160427	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	9.6	fair	62	DW	41.66261852	-88.02162100	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	15.7	fair	63	DW	41.66262909	-88.02162486	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	16.9	fair	64	DW	41.66265333	-88.02164091	10/28/2025	Remove
Black cherry	*Prunus serotina*	8.9	poor	65	DW, co dominants	41.66270736	-88.02172843	10/28/2025	Remove
White mulberry	*Morus alba*	14.4	fair	66	DW, co dominants	41.66286406	-88.02192389	10/28/2025	Remove
White mulberry	*Morus alba*	7.3	poor	67	DW, co dominants, poor form	41.66285762	-88.02197448	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	14.1	fair	68	DW, leaning	41.66291608	-88.02189939	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	6.0	poor	69	DW, girdled by vine	41.66293614	-88.02187668	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	17.5	fair	70	DW, leaning	41.66292077	-88.02186298	10/28/2025	Remove
White mulberry	*Morus alba*	18.0	poor	71	DW, co dominants, included bark	41.66297182	-88.02186724	10/28/2025	Remove
White mulberry	*Morus alba*	26.6	poor	72	MS; 10.4, 6.3, 4.9, 5.0, DW, included bark, poor form	41.66297658	-88.02202355	10/28/2025	Remove
White mulberry	*Morus alba*	20.4	poor	73	MS; 10.4, 10.0, DW, included bark	41.66301657	-88.02195169	10/28/2025	Remove
White mulberry	*Morus alba*	11.3	poor	74	DW, co dominants, included bark, decay	41.66305367	-88.02206673	10/28/2025	Remove
White mulberry	*Morus alba*	9.7	fair	75	DW, included bark	41.66303859	-88.02205708	10/28/2025	Remove
White mulberry	*Morus alba*	11.5	fair	76	DW, co dominants, poor form	41.66305428	-88.02203799	10/28/2025	Remove
Black walnut	*Juglans nigra*	15.2	good	77	MS; 8.5, 6.7, included bark	41.66308745	-88.02206648	10/28/2025	Remove
White mulberry	*Morus alba*	24.0	poor	78	DW, co dominants, included bark	41.66309899	-88.02189147	10/28/2025	Remove
White mulberry	*Morus alba*	19.6	fair	79	DW, co dominants, included bark	41.66319141	-88.02208365	10/28/2025	Remove
American elm	*Ulmus americana*	14.4	fair	80	DW	41.66323461	-88.02209323	10/28/2025	Remove
boxelder	*Acer negundo*	11.1	poor	81	DW, co dominants	41.66326869	-88.02196612	10/28/2025	Remove
White mulberry	*Morus alba*	21.1	fair	82	DW, co dominants, included bark	41.66309856	-88.02176029	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	32.1	fair	83	DW, co dominants	41.66296367	-88.02105640	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	51.5	poor	84	DW, included bark, decay/cavity	41.66296129	-88.02095645	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	42.7	fair	85	DW, co dominants	41.66291685	-88.02017610	10/28/2025	Remove
Northern hackberry	*Celtis occidentalis*	9.6	good	86	DW	41.66293120	-88.02015235	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	34.1	fair	87	DW, co dominants	41.66297855	-88.02012273	10/28/2025	Remove
American elm	*Ulmus americana*	7.6	fair	88	DW, co dominants	41.66298945	-88.02013192	10/28/2025	Remove
American elm	*Ulmus americana*	8.0	fair	89	DW, leaning	41.66289815	-88.02008167	10/28/2025	Not Found
American elm	*Ulmus americana*	7.0	fair	90	DW	41.66286145	-88.02024240	10/28/2025	Not Found
American elm	*Ulmus americana*	14.8	poor	91	DW, co dominants	41.66296558	-88.01948276	10/28/2025	Remove
hawthorn	*Crategus spp.*	6.7	poor	92	DW, co dominants	41.66288820	-88.01945158	10/28/2025	Remove
Black walnut	*Juglans nigra*	6.3	fair	93	leaning	41.66304390	-88.01941564	10/28/2025	Not Found
Black walnut	*Juglans nigra*	6.5	good	94		41.66319840	-88.01945616	10/28/2025	Remove
Northern catalpa	*Catalpa speciosa*	7.4	good	95		41.66328069	-88.01942870	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	42.8	poor	96	DW, co dominants, decay/cavity	41.66324609	-88.01966803	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	34.0	poor	97	DW, co dominants	41.66328967	-88.01968204	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	20.4	fair	98	DW, co dominants	41.66318934	-88.01980072	10/28/2025	Remove
American elm	*Ulmus americana*	14.6	poor	99	DW	41.66331981	-88.01987794	10/28/2025	Remove
American elm	*Ulmus americana*	12.6	fair	100	DW	41.66339645	-88.01979651	10/28/2025	Remove
American elm	*Ulmus americana*	12.9	poor	101	DW, co dominants	41.66347557	-88.01961295	10/28/2025	Remove
Black walnut	*Juglans nigra*	11.2	fair	102	MS; 5.1, 6.1, included bark	41.66354397	-88.01953792	10/28/2025	Not Found
American elm	*Ulmus americana*	6.6	fair	103	DW, co dominants	41.66356734	-88.01949301	10/28/2025	Not Found
Black walnut	*Juglans nigra*	10.4	fair	104	co dominants, poor form	41.66354666	-88.01945091	10/28/2025	Not Found
Black walnut	*Juglans nigra*	13.8	good	105	DW	41.66355020	-88.01940322	10/28/2025	Not Found
Black walnut	*Juglans nigra*	13.6	good	106	DW	41.66354514	-88.01937691	10/28/2025	Not Found
honeylocust	*Gleditsia triacanthos*	7.6	good	107	co dominants	41.66358476	-88.01950395	10/28/2025	Not Found
Black walnut	*Juglans nigra*	7.7	good	114		41.66342803	-88.02009010	10/28/2025	Remove
Black walnut	*Juglans nigra*	10.0	good	115	co dominants, leaning	41.66350044	-88.02027599	10/28/2025	Remove
American elm	*Ulmus americana*	12.1	poor	116	DW, co dominants	41.66350831	-88.02032527	10/28/2025	Remove
Eastern cottonwood	*Populus deltoides*	36.0	fair	124	DW, co dominants, included bark, poor form	41.66347629	-88.02127828	10/28/2025	Remove
Black walnut	*Juglans nigra*	9.8	fair	125	DW, co dominants, included bark	41.66339113	-88.02253025	10/28/2025	Remove
Black walnut	*Juglans nigra*	17.6	fair	126	MS; 9.7, 7.9, included bark, co dominants	41.66341373	-88.02260476	10/28/2025	Remove
Black walnut	*Juglans nigra*	14.3	fair	128	DW, co dominants	41.66411671	-88.02171174	10/28/2025	Remove
American elm	*Ulmus americana*	17.9	fair	154	MS; 8.8, 9.1, included bark, DW, co dominants	41.66438020	-88.02176201	10/29/2025	Save - Beyond Const Limits
Eastern cottonwood	*Populus deltoides*	14.4	fair	155	DW, covered in vine	41.66441517	-88.02181405	10/29/2025	Save - Beyond Const Limits
Northern hackberry	*Celtis occidentalis*	6.0	fair	157	DW	41.66447408	-88.02178858	10/29/2025	Not Found
Black walnut	*Juglans nigra*	12.7	good	158		41.66449231	-88.02187875	10/29/2025	Save - Beyond Const Limits
American elm	*Ulmus americana*	9.3	fair	159	DW, co dominants	41.66439263	-88.02199202	10/29/2025	Save - Beyond Const Limits
American elm	*Ulmus americana*	17.8	fair	160	DW, co dominants, covered in vine	41.66419632	-88.02193307	10/29/2025	Not Found
American elm	*Ulmus americana*	7.0	fair	161	DW	41.66446924	-88.02209665	10/29/2025	Save & Protect
honeylocust	*Gleditsia triacanthos*	9.8	fair	162	DW, co dominants	41.66451177	-88.02213534	10/29/2025	Save & Protect
American elm	*Ulmus americana*	12.8	fair	163	DW, co dominants	41.66424793	-88.02281528	10/29/2025	Not Found
White mulberry	*Morus alba*	23.8	poor	164	MS; 5.8, 7.2, 6.7, 4.1, DW, included bark, poor form	41.66423633	-88.02283220	10/29/2025	Remove
American elm	*Ulmus americana*	9.9	fair	165	DW, co dominants	41.66413239	-88.02329238	10/29/2025	Not Found
Black walnut	*Juglans nigra*	8.6	good	166	co dominants	41.66417230	-88.02332757	10/29/2025	Not Found
White mulberry	*Morus alba*	18.5	fair	167	MS; 10.1, 8.4, included bark, DW	41.66431851	-88.02333664	10/29/2025	Remove
Eastern cottonwood	*Populus deltoides*	20.6	fair	168	DW	41.66433203	-88.02329901	10/29/2025	Remove
White mulberry	*Morus alba*	15.1	fair	169	MS; 9.0, 6.1, included bark, DW	41.66437294	-88.02334181	10/29/2025	Remove
White mulberry	*Morus alba*	7.5	fair	170	DW, co dominants	41.66437338	-88.02332460	10/29/2025	Remove
Eastern cottonwood	*Populus deltoides*	9.5	fair	171	DW, trunk wound	41.66438194	-88.02329730	10/29/2025	Remove
Eastern cottonwood	*Populus deltoides*	11.3	fair	172	DW, trunk wound, poor form	41.66436392	-88.02327870	10/29/2025	Remove
Eastern cottonwood	*Populus deltoides*	23.6	fair	173	DW, co dominants	41.66436006	-88.02326813	10/29/2025	Remove
Black walnut	*Juglans nigra*	15.2	fair	174	DW, leaning	41.66435847	-88.02317193	10/29/2025	Remove
Eastern cottonwood	*Populus deltoides*	18.5	fair	175	DW	41.66439536	-88.02318362	10/29/2025	Remove
Eastern cottonwood	*Populus deltoides*	13.1	fair	176	included bark, DW, poor form	41.66438850	-88.02317172	10/29/2025	Remove
Eastern cottonwood	*Populus deltoides*	15.6	fair	177	DW, leaning	41.66439675	-88.02316466	10/29/2025	Remove
Eastern cottonwood	*Populus deltoides*	16.0	fair	178	DW, co dominants	41.66440602	-88.02315277	10/29/2025	Remove
Eastern cottonwood	*Populus deltoides*	8.6	fair	179	DW	41.66441236	-88.02314433	10/29/2025	Remove
Thornless honeylocust	*Gleditsia triacanthos f. inermi*	12.1	fair	180	DW, poor form	41.66442909	-88.02358625	10/29/2025	Save & Protect
American elm	*Ulmus americana*	9.2	fair	181	DW, co dominants	41.66443026	-88.02371447	10/29/2025	Save & Protect
Black walnut	*Juglans nigra*	13.7	good	182		41.66452782	-88.02371901	10/29/2025	Save & Protect
White mulberry	*Morus alba*	15.4	poor	183	DW, included bark, trunk damage, poor form	41.66459429	-88.02363698	10/29/2025	Remove
Black cherry	*Prunus serotina*	13.0	critical	184	DW	41.66454367	-88.02325832	10/29/2025	Remove
White mulberry	*Morus alba*	24.1	poor	185	MS; 13.5, 10.6, included bark, decay/cavity, DW	41.66458629	-88.02327559	10/29/2025	Remove
Black walnut	*Juglans nigra*	9.9	good	186		41.66477352	-88.02384101	10/29/2025	Remove
Northern hackberry	*Celtis occidentalis*	15.7	fair	187	DW, co dominants	41.66482522	-88.02381186	10/29/2025	Save - Beyond Const Limits
American basswood	*Tilia americana*	22.6	fair	188	MS; 10.9, 11.7, DW, poor form	41.66491641	-88.02400258	10/29/2025	Save - Beyond Const Limits
American elm	*Ulmus americana*	9.4	poor	189	DW	41.66500378	-88.02394117	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	8.9	critical	190	DW, poor form	41.66494029	-88.02394417	10/29/2025	Save - Beyond Const Limits
White mulberry	*Morus alba*	24.2	poor	191	DW, co dominants, included bark	41.66493649	-88.02385272	10/29/2025	Save - Beyond Const Limits
Black walnut	*Juglans nigra*	16.0	good	192	DW	41.66497455	-88.02382102	10/29/2025	Save - Beyond Const Limits
American elm	*Ulmus americana*	12.0	poor	193	DW, co dominants	41.66503295	-88.02382380	10/29/2025	Save - Beyond Const Limits
American basswood	*Tilia americana*	10.9	fair	194	DW, poor form	41.66503229	-88.02380446	10/29/2025	Save - Beyond Const Limits
American elm	*Ulmus americana*	16.5	fair	195	DW	41.66498229	-88.02346396	10/29/2025	Remove
Black cherry	*Prunus serotina*	7.6	critical	196	DW	41.66547035	-88.02319499	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	9.1	critical	197	DW, leaning	41.66534388	-88.02309674	10/29/2025	Save - Beyond Const Limits
American elm	*Ulmus americana*	7.6	fair	198	DW	41.66525419	-88.02306602	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	13.2	critical	199	DW	41.66515682	-88.02306169	10/29/2025	Save - Beyond Const Limits
American elm	*Ulmus americana*	15.6	fair	200	DW, co dominants, trunk wound	41.66507500	-88.02298589	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	10.4	poor	201	DW	41.66509062	-88.02291881	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	6.8	critical	202	DW	41.66512561	-88.02288314	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	7.5	poor	203	DW, co dominants, poor form	41.66510221	-88.02275565	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	11.9	poor	204	DW, leaning	41.66510977	-88.02274759	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	6.4	critical	205	DW	41.66505766	-88.02271211	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	11.6	critical	206	DW, co dominants	41.66504134	-88.02274626	10/29/2025	Save - Beyond Const Limits
American elm	*Ulmus americana*	18.0	fair	207	DW, co dominants	41.66493909	-88.02267143	10/29/2025	Remove
White mulberry	*Morus alba*	13.2	poor	208	DW, co dominants, cracks	41.66476267	-88.02281906	10/29/2025	Remove
Black cherry	*Prunus serotina*	7.2	critical	209	DW	41.66493802	-88.02240021	10/29/2025	Not Found
American elm	*Ulmus americana*	6.5	fair	210	DW	41.66485743	-88.02283905	10/29/2025	Not Found
Black cherry	*Prunus serotina*	7.1	critical	211	DW	41.66506280	-88.02236838	10/29/2025	Not Found
Black cherry	*Prunus serotina*	10.7	poor	212	DW, leaning	41.66508398	-88.02238255	10/29/2025	Not Found
Black cherry	*Prunus serotina*	13.4	critical	213	DW	41.66503768	-88.02256893	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	8.7	critical	214	DW, leaning	41.66514214	-88.02251648	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	7.1	critical	215	DW	41.66517212	-88.02250849	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	11.6	poor	216	DW, co dominants	41.66518833	-88.02243463	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	9.2	fair	217	DW	41.66516736	-88.02240561	10/29/2025	Save - Beyond Const Limits
Black cherry	*Prunus serotina*	9.9	poor	218	DW	41.66522547	-88.02247653	10/29/2025	Save -North of Const Limits
American basswood	*Tilia americana*	6.0	poor	219	DW, leaning	41.66521821	-88.02237639	10/29/2025	Save -North of Const Limits
American basswood	*Tilia americana*	10.3	good	220		41.66519365	-88.02258568	10/29/2025	Save -North of Const Limits
Black cherry	*Prunus serotina*	9.3	critical	221	DW	41.66503863	-88.02230118	10/29/2025	Save -North of Const Limits
Pin oak	*Quercus palustris*	11.1	fair	222	DW, poor form	41.66488615	-88.02209305	10/30/2025	Save -North of Const Limits
American elm	*Ulmus americana*	6.4	poor	223	DW	41.66493579	-88.02203875	10/30/2025	Save -North of Const Limits
Black cherry	*Prunus serotina*	7.5	poor	224	DW, poor form	41.66492896	-88.02204968	10/30/2025	Save -North of Const Limits
American basswood	*Tilia americana*	43.2	fair	225	MS; 21.0, 9.9, 12.3, DW, included bark	41.66480389	-88.02191529	10/30/2025	Save -North of Const Limits
Northern red oak	*Quercus rubra*	7.2	good	226	DW	41.66478389	-88.02186467	10/30/2025	Save -North of Const Limits
White oak	*Quercus alba*	6.0	good	227	DW	41.66477214	-88.02184929	10/30/2025	Save -North of Const Limits
Black walnut	*Juglans nigra*	6.4	good	228		41.66479944	-88.02181411	10/30/2025	Save -North of Const Limits
American elm	*Ulmus americana*	6.2	fair	229	DW	41.66461655	-88.02171899	10/30/2025	Save -North of Const Limits
American basswood	*Tilia americana*	11.5	good	230		41.66485011	-88.02180896	10/30/2025	Save -North of Const Limits
American basswood	*Tilia americana*	11.4	good	231		41.66488486	-88.02185582	10/30/2025	Save -North of Const Limits
American basswood	*Tilia americana*	8.8	good	232		41.66491630	-88.02188532	10/30/2025	Save -North of Const Limits
American basswood	*Tilia americana*	14.3	fair	233	MS; 9.6, 4.7, DW, included bark	41.66493972	-88.02192432	10/30/2025	Save -North of Const Limits
Siberian elm	*Ulmus pumila*	6.5	poor	234	DW, co dominants	41.66497364	-88.02192341	10/30/2025	Save -North of Const Limits
Northern red oak	*Quercus rubra*	9.8	good	235	DW	41.66505301	-88.02193625	10/30/2025	Save -North of Const Limits
American elm	*Ulmus americana*	8.5	poor	236	DW, co dominants	41.66507314	-88.02191479	10/30/2025	Save -North of Const Limits
Eastern cottonwood	*Populus deltoides*	15.7	fair	237	DW, poor form	41.66510900	-88.02209034	10/30/2025	Save -North of Const Limits
Black walnut	*Juglans nigra*	10.1	good	238	DW	41.66508867	-88.02208500	10/30/2025	Save -North of Const Limits
Black cherry	*Prunus serotina*	6.2	poor	239	VP, DW	41.66511551	-88.02212443	10/30/2025	Save -North of Const Limits
American elm	*Ulmus americana*	11.4	poor	240	DW, co dominants	41.66511793	-88.02179639	10/30/2025	Save -North of Const Limits
Pin oak	*Quercus palustris*	18.6	fair	241	DW, leaning	41.66518920	-88.02187851	10/30/2025	Save -North of Const Limits
White mulberry	*Morus alba*	14.6	poor	344	DW, co dominants, included bark, broken branches	41.66546741	-88.02175363	10/31/2025	Save -North of Const Limits
Black cherry	*Prunus serotina*	9.5	critical	350	DW, leaning	41.66585128	-88.02179204	10/31/2025	Save -North of Const Limits
Black walnut	*Juglans nigra*	13.1	good	352		41.66594634	-88.02178001	10/31/2025	Save -North of Const Limits
Black walnut	*Juglans nigra*	13.3	good	353	DW	41.66581284	-88.02206877	10/31/2025	Save -North of Const Limits
Black walnut	*Juglans nigra*	10.8	good	354		41.66583216	-88.02208068	10/31/2025	Save -North of Const Limits
Black cherry	*Prunus serotina*	7.2	poor	355	DW	41.66577030	-88.02221166	10/31/2025	Save -North of Const Limits
White mulberry	*Morus alba*	6.0	critical	356	DW, poor form	41.66577004	-88.02225817

PRELIMINARY SITE PLAN - OVERALL
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS



LOCATION MAP
NOT TO SCALE

SITE AREA DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES
R.O.W. DEDICATION TO VILLAGE (DEVELOPED):	175,530 SQ. FT. OR 4.03 ACRES
R.O.W. DEDICATION TO VILLAGE (FUTURE):	1,683 SQ. FT. OR 0.04 ACRES
SINGLE FAMILY LOTS:	196,191 SQ. FT. OR 4.50 ACRES
MULTI FAMILY LOTS:	346,521 SQ. FT. OR 7.96 ACRES
OUT LOT A (OPEN SPACE & STORM WATER):	119,628 SQ. FT. OR 2.75 ACRES
OUT LOT A (UNDEVELOPED):	266,451 SQ. FT. OR 6.12 ACRES
OUT LOT B (OPEN SPACE):	68,577 SQ. FT. OR 1.57 ACRES
OUT LOT C (OPEN SPACE):	8,111 SQ. FT. OR 0.19 ACRES
OUT LOT D (OPEN SPACE & STORM WATER):	68,576 SQ. FT. OR 1.57 ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES

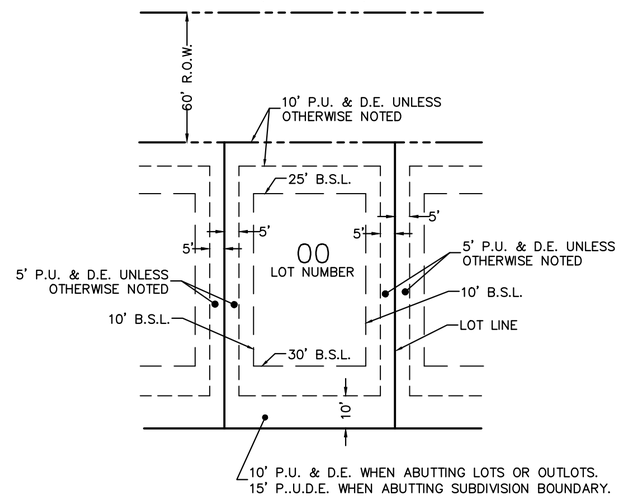
GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

SITE DATA
GROSS AREA: 1,259,755 S.F. OR 28.92 ACRES

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

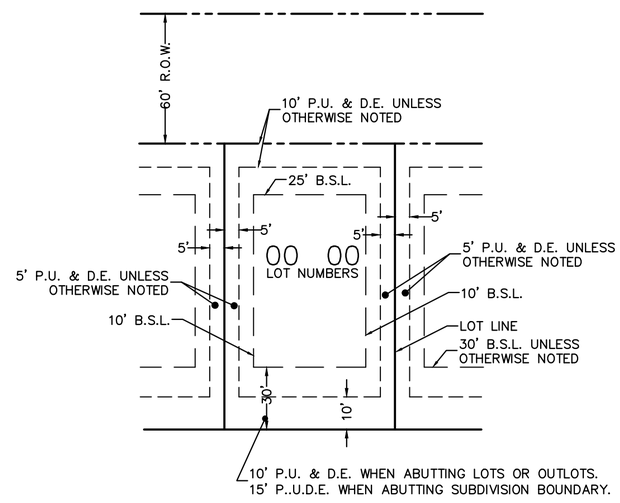
PARCEL IDENTIFICATION NUMBERS
22-30-303-003-0000

TYPICAL SINGLE FAMILY LOT DETAIL
(NOT TO SCALE)



1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

TYPICAL MULTI-FAMILY LOT DETAIL
(NOT TO SCALE)



1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

LOT DETAILS

R-5A ZONING REQUIREMENTS

ZONING:	R-5A
SINGLE-FAMILY LOTS:	19

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	10'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	9,600 SF
MIN. LOT WIDTH:	75'	80'
MIN. LOT AREA PER UNIT:	3,000 SF	9,600 SF
LOT COVERAGE:	65% MAX.	55.00%

SUMMARY TABLE OF R-5A LOT SIZES

1	10,104	0.23
2	9,600	0.22
3	9,600	0.22
4	9,600	0.22
5	9,600	0.22
6	9,600	0.22
7	9,600	0.22
8	9,600	0.22
9	9,600	0.22
10	9,600	0.22
11	9,600	0.22
12	10,635	0.24
13	11,795	0.27
14	11,317	0.26
15	11,317	0.26
16	10,107	0.23
17	12,116	0.28
18	10,528	0.24
19	12,272	0.28
TOTALS	196,191	4.50

R-6 ZONING REQUIREMENTS

ZONING:	R-6
MULTI-FAMILY UNITS:	63
MULTI-FAMILY LOTS:	14

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	15'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	12,244 SF
MIN. LOT WIDTH:	80'	100'
MIN. LOT AREA PER UNIT:	3,000 SF	3,388 SF
LOT COVERAGE:	65% MAX.	65%

SUMMARY TABLE FOR R-6 LOT SIZES (PER BLDG.)

BLDG.	LOTS	SIZE (SQ. FT.)	SIZE (ACRE)
1	20-23	21,845	0.50
2	24-27	21,043	0.48
3	28-31	18,909	0.43
4	32-35	18,932	0.43
5	36-39	18,932	0.43
6	40-43	19,029	0.43
7	44-47	25,117	0.58
8	48-51	26,294	0.60
9	52-55	19,146	0.44
10	56-57	15,194	0.35
11	58-61	27,824	0.64
12	62-64	25,454	0.58
13	65-68	19,759	0.45
14	69-72	18,933	0.43
15	73-76	18,933	0.43
16	77-80	18,933	0.43
17	81-82	12,244	0.28
TOTALS	63 LOTS	346,521	7.96

SUMMARY TABLE OF R-6 LOT SIZES (INDIVIDUAL)

20	6,733	0.15
21	4,303	0.10
22	3,880	0.09
23	6,928	0.16
24	7,839	0.18
25	3,616	0.08
26	3,388	0.08
27	6,200	0.14
28	6,050	0.14
29	3,393	0.08
30	3,393	0.08
31	6,073	0.14
32	6,073	0.14
33	3,393	0.08
34	3,393	0.08
35	6,073	0.14
36	6,073	0.14
37	3,393	0.08
38	3,393	0.08
39	6,073	0.14
40	6,073	0.14
41	3,393	0.08
42	3,393	0.08
43	6,170	0.14
44	9,106	0.21
45	3,393	0.08
46	3,392	0.08
47	9,226	0.21
48	11,501	0.26
49	4,575	0.11
50	3,977	0.09
51	6,241	0.14
52	6,140	0.14
53	3,416	0.08
54	3,416	0.08
55	6,175	0.14
56	6,256	0.14
57	8,938	0.21
58	10,418	0.24
59	3,903	0.09
60	3,745	0.09
61	9,757	0.22
62	8,750	0.20
63	4,955	0.11
64	11,749	0.27
65	6,900	0.16
66	3,393	0.08
67	3,393	0.08
68	6,073	0.14
69	6,074	0.14
70	3,393	0.08
71	3,393	0.08
72	6,073	0.14
73	6,074	0.14
74	3,393	0.08
75	3,393	0.08
76	6,074	0.14
77	6,074	0.14
78	3,393	0.08
79	3,393	0.08
80	6,073	0.14
81	6,112	0.14
82	6,132	0.14
TOTALS	346,521	7.96

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1 OF 3

PROJECT INFORMATION
Project No.: 25-0017
Scale: 1" = 100'
Date: 02-20-2026
Design By: SDS
Drawn By: NSM
Checked By: SDS

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

PRELIMINARY SITE PLAN
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

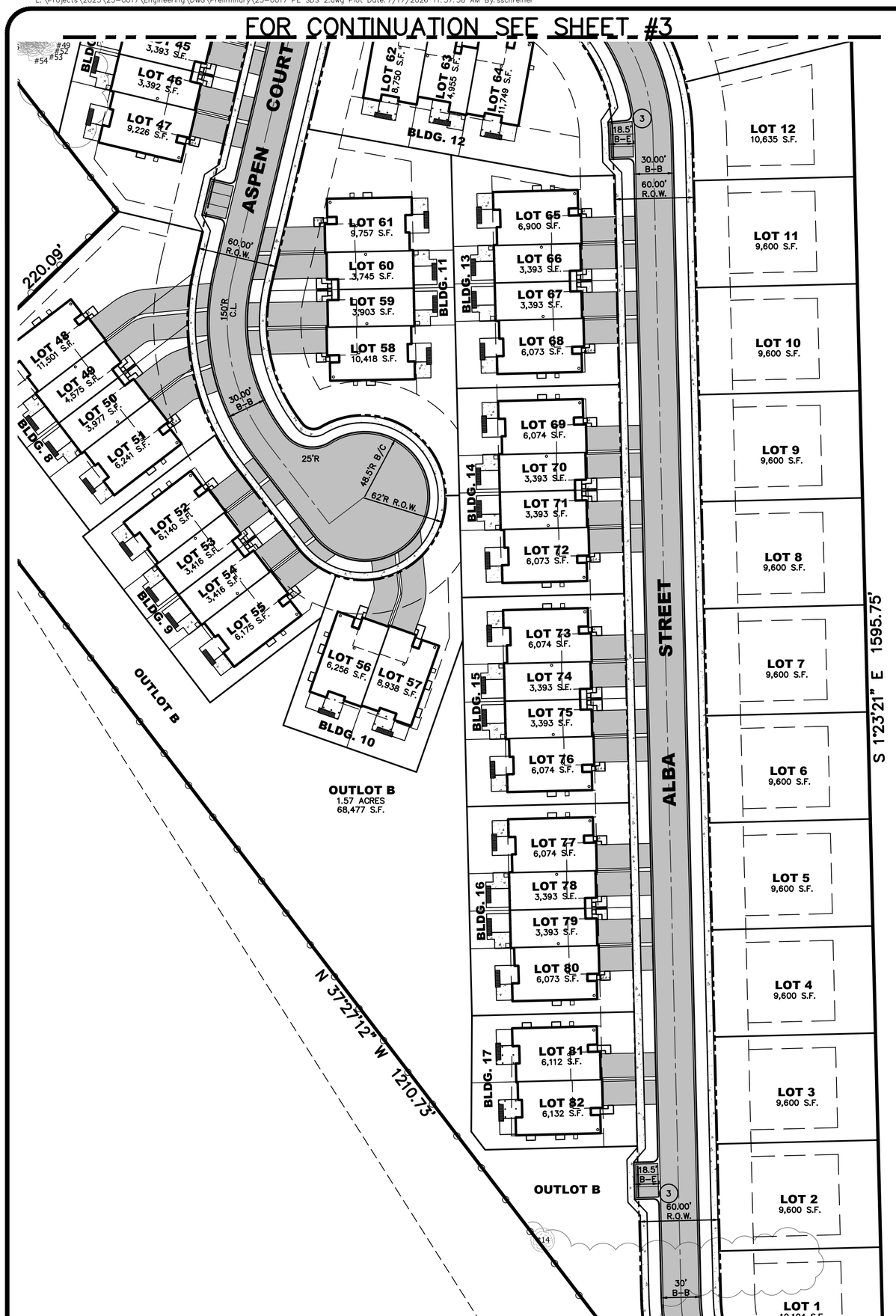
TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	05-26-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
3	07-07-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
4	07-17-26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

L:\Projects\2025\25-0017\Engineering\DWG\Preliminary\25-0017 PE SDS 2.dwg Plot Date: 7/17/2026 11:57:58 AM By: sschreiner

PRELIMINARY SITE PLAN - SOUTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS



GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

SITE AREA DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES
R.O.W. DEDICATION TO VILLAGE (DEVELOPED):	175,530 SQ. FT. OR 4.03 ACRES
R.O.W. DEDICATION TO VILLAGE (FUTURE):	1,683 SQ. FT. OR 0.04 ACRES
SINGLE FAMILY LOTS:	196,191 SQ. FT. OR 4.50 ACRES
MULTI FAMILY LOTS:	346,521 SQ. FT. OR 7.96 ACRES
OUT LOT A (OPEN SPACE & STORM WATER):	119,628 SQ. FT. OR 2.75 ACRES
OUT LOT A (UNDEVELOPED):	266,451 SQ. FT. OR 6.12 ACRES
OUT LOT B (OPEN SPACE):	68,577 SQ. FT. OR 1.57 ACRES
OUT LOT C (OPEN SPACE):	8,111 SQ. FT. OR 0.19 ACRES
OUT LOT D (OPEN SPACE & STORM WATER):	68,576 SQ. FT. OR 1.57 ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES

R-6 ZONING REQUIREMENTS

ZONING:	R-6
MULTI-FAMILY UNITS:	63
MULTI-FAMILY LOTS:	14

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	15'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	12,244 SF
MIN. LOT WIDTH:	80'	100'
MIN. LOT AREA PER UNIT:	3,000 SF	3,388 SF
LOT COVERAGE:	65% MAX.	65%

R-5A ZONING REQUIREMENTS

ZONING:	R-5A
SINGLE-FAMILY LOTS:	19

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	10'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	9,600 SF
MIN. LOT WIDTH:	75'	80'
MIN. LOT AREA PER UNIT:	3,000 SF	9,600 SF
LOT COVERAGE:	65% MAX.	55.00%

SUMMARY TABLE OF R-6 LOT SIZES (INDIVIDUAL)

52	6,140	0.14
53	3,416	0.08
54	3,416	0.08
55	6,175	0.14
56	6,256	0.14
57	8,938	0.21
69	6,074	0.14
70	3,393	0.08
71	3,393	0.08
72	6,073	0.14
73	6,074	0.14
74	3,393	0.08
75	3,393	0.08
76	6,074	0.14
77	6,074	0.14
78	3,393	0.08
79	3,393	0.08
80	6,073	0.14
81	6,112	0.14
82	6,132	0.14

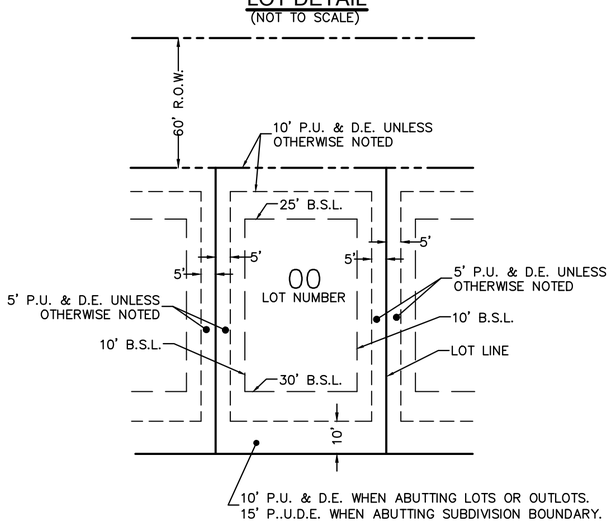
SUMMARY TABLE OF R-5A LOT SIZES

1	10,104	0.23
2	9,600	0.22
3	9,600	0.22
4	9,600	0.22
5	9,600	0.22
6	9,600	0.22
7	9,600	0.22
8	9,600	0.22
9	9,600	0.22

SUMMARY TABLE FOR R-6 LOT SIZES (PER BLDG.)

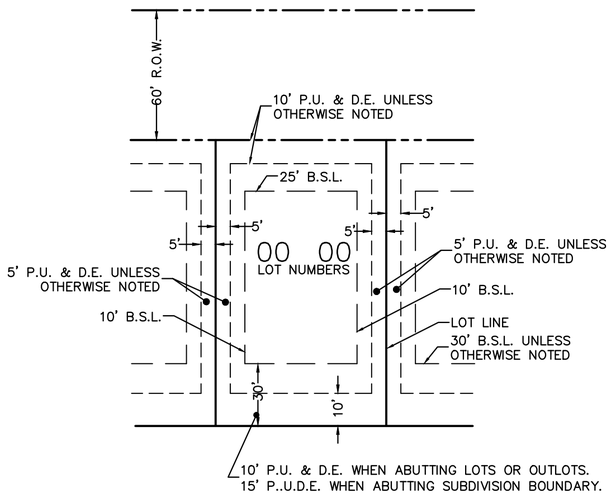
BLDG.	LOTS	SIZE (SQ. FT.)	SIZE (ACRE)
1	20-23	21,845	0.50
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5	36-39	18,932	0.43
6	40-43	19,029	0.43
7	44-47	25,117	0.58
8	48-51	26,294	0.60
9	52-55	19,146	0.44
10	56-57	15,194	0.35
11	58-61	27,824	0.64
12	62-64	25,454	0.58
13	65-68	19,759	0.45
14	69-72	18,933	0.43
15	73-76	18,933	0.43
16	77-80	18,933	0.43
17	81-82	12,244	0.28
TOTALS	63 LOTS	346,521	7.96

TYPICAL SINGLE FAMILY LOT DETAIL
(NOT TO SCALE)



1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

TYPICAL MULTI-FAMILY LOT DETAIL
(NOT TO SCALE)



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LOT DETAILS

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2 OF 3

PROJECT INFORMATION
Project No.: 25-0017
Scale: 1" = 60'
Date: 02-20-2026
Design By: SDS
Drawn By: NSM
Checked By: SDS

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

PRELIMINARY P.U.D.
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04-14-26	PER VILLAGE REVIEW	SDS
2	05-26-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
3	07-07-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
4	07-17-26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

PRELIMINARY SITE PLAN - SOUTH

PRELIMINARY SITE PLAN - NORTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

SITE AREA DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES
R.O.W. DEDICATION TO VILLAGE (DEVELOPED):	175,530 SQ. FT. OR 4.03 ACRES
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OUT LOT A (UNDEVELOPED):	266,451 SQ. FT. OR 6.12 ACRES
OUT LOT B (OPEN SPACE):	68,577 SQ. FT. OR 1.57 ACRES
OUT LOT C (OPEN SPACE):	8,111 SQ. FT. OR 0.19 ACRES
OUT LOT D (OPEN SPACE & STORM WATER):	68,576 SQ. FT. OR 1.57 ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES

N

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

R-6 ZONING REQUIREMENTS

ZONING:	R-6
MULTI-FAMILY UNITS:	63
MULTI-FAMILY LOTS:	14

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	15'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	12,244 SF
MIN. LOT WIDTH:	80'	100'
MIN. LOT AREA PER UNIT:	3,000 SF	3,388 SF
LOT COVERAGE:	65% MAX.	65%

R-5A ZONING REQUIREMENTS

ZONING:	R-5A
SINGLE-FAMILY LOTS:	19

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	10'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	9,600 SF
MIN. LOT WIDTH:	75'	80'
MIN. LOT AREA PER UNIT:	3,000 SF	9,600 SF
LOT COVERAGE:	65% MAX.	55.00%

SUMMARY TABLE OF R-6 LOT SIZES (INDIVIDUAL)

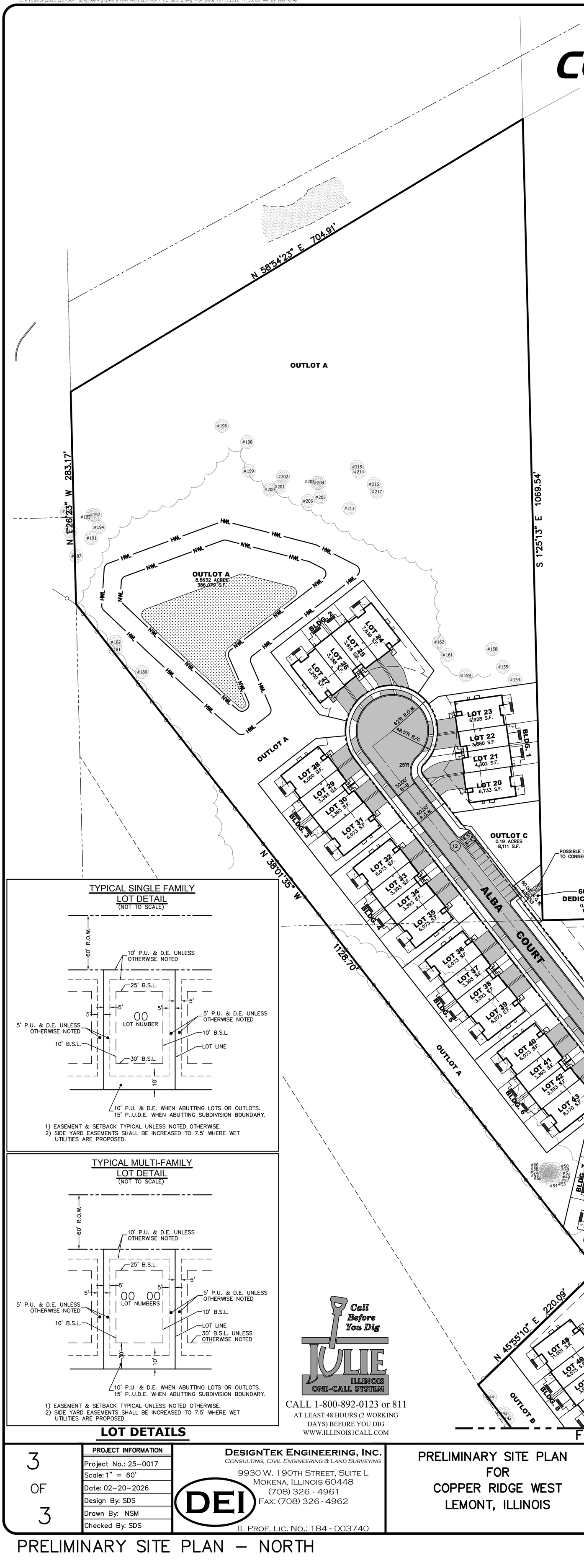
20	6,733	0.15
21	4,303	0.10
22	3,880	0.09
23	6,928	0.16
24	7,839	0.18
25	3,616	0.08
26	3,388	0.08
27	6,200	0.14
28	6,050	0.14
29	3,393	0.08
30	3,393	0.08
31	6,073	0.14
32	6,073	0.14
33	3,393	0.08
34	3,393	0.08
35	6,073	0.14
36	6,073	0.14
37	3,393	0.08
38	3,393	0.08
39	6,073	0.14
40	6,073	0.14
41	3,393	0.08
42	3,393	0.08
43	6,170	0.14
44	9,106	0.21
45	3,393	0.08
46	3,392	0.08
47	9,226	0.21
48	11,501	0.26
49	4,575	0.11
50	3,977	0.09
51	6,241	0.14
58	10,418	0.24
59	3,903	0.09
60	3,745	0.09
61	9,757	0.22
62	8,750	0.20
63	4,955	0.11
64	11,749	0.27
65	6,900	0.16
66	3,393	0.08
67	3,393	0.08
68	6,073	0.14

SUMMARY TABLE OF R-5A LOT SIZES

10	9,600	0.22
11	9,600	0.22
12	10,635	0.24
13	11,795	0.27
14	11,317	0.26
15	11,317	0.26
16	10,107	0.23
17	12,116	0.28
18	10,528	0.24
19	12,272	0.28

SUMMARY TABLE FOR R-6 LOT SIZES (PER BLDG.)

BLDG.	LOTS	SIZE (SQ. FT.)	SIZE (ACRE)
1	20-23	21,845	0.50
2	24-27	21,043	0.48
3	28-31	18,909	0.43
4	32-35	18,932	0.43
5	36-39	18,932	0.43
6	40-43	19,029	0.43
7	44-47	25,117	0.58
8	48-51	26,294	0.60
9	52-55	19,146	0.44
10	56-57	15,194	0.35
11	58-61	27,824	0.64
12	62-64	25,454	0.58
13	65-68	19,759	0.45
14	69-72	18,933	0.43
15	73-76	18,933	0.43
16	77-80	18,933	0.43
17	81-82	12,244	0.28
TOTALS	63 LOTS	346,521	7.96



TYPICAL SINGLE FAMILY LOT DETAIL
(NOT TO SCALE)

1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

TYPICAL MULTI-FAMILY LOT DETAIL
(NOT TO SCALE)

1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

LOT DETAILS

Call Before You Dig
JULIE
ILLINOIS ONE-CALL SYSTEM
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM

FOR CONTINUATION SEE SHEET #2

PROJECT INFORMATION
Project No.: 25-0017
Scale: 1" = 60'
Date: 02-20-2026
Design By: SDS
Drawn By: NSM
Checked By: SDS

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

PRELIMINARY SITE PLAN
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	05-26-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
3	07-07-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
4	07-17-26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

PRELIMINARY SITE PLAN - NORTH

Preliminary Landscape Plan

COPPER RIDGE

Lemont, Illinois

July 16, 2026

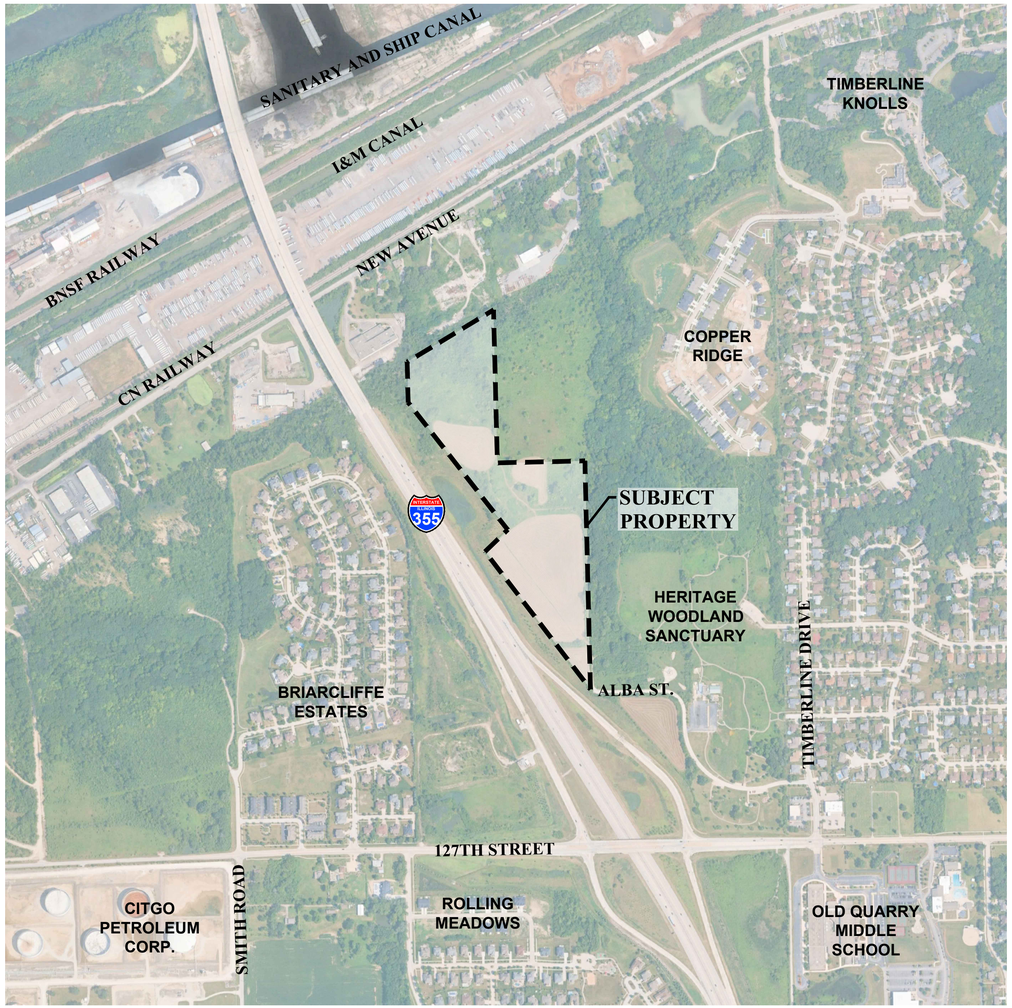
CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

DESIGNTEK ENGINEERING, INC.
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448



LOCATION MAP

SCALE: 1"=500'

INDEX OF PLAN SHEETS

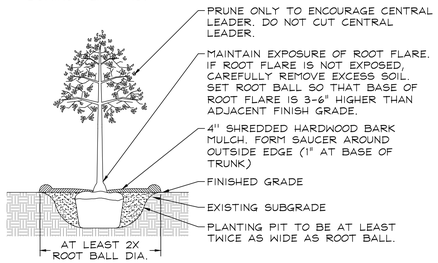
SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	OVERALL LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	TYPICAL FOUNDATION LANDSCAPE PLANS

REPRESENTATIVE PLANT LIST

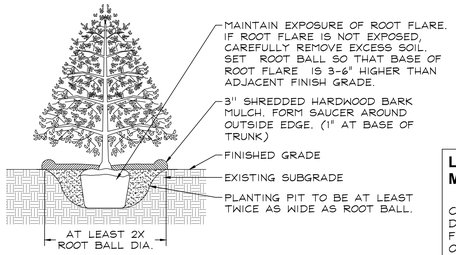
Key	Botanical/Common Name	Size	Remarks
	PARKWAY TREES		
	Acer x freemanii 'Marmo' MARMO FREEMAN MAPLE	3" Cal.	
	Celtis occidentalis COMMON HACKBERRY	3" Cal.	
	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	3" Cal.	
	Quercus rubra RED OAK	3" Cal.	
	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	3" Cal.	
	CANOPY TREES		
	Acer x freemanii 'Jeffer's Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
	Platanum x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
	Ulmus davidiana var. japonica 'Morton' ACCOLADE ELM	2 1/2" Cal.	
	ORNAMENTAL TREES		
	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
	Carpinus caroliniana AMERICAN HORNBEAM	2" Cal.	Single Stem
	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
	EVERGREEN TREES		
	Abies concolor WHITE FIR	8' Ht.	
	Picea abies NORWAY SPRUCE	8' Ht.	
	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
	Picea omorika SERBIAN SPRUCE	8' Ht.	
	Pinus strobus EASTERN WHITE PINE	8' Ht.	
	DECIDUOUS SHRUBS		
	Cornus sericea 'Baileyi' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
	Hydrangea paniculata 'SMHPLGF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
	Itea virginica 'Little Henry' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
	Physocarpus opulifolius 'Seward' SUMMER WINE NINEBARK	30" Tall	4' O.C.
	Rhus aromatica 'Gro-low' GRO-LOW SUMAC	24" Wide	4' O.C.
	Syringa meyeri 'Palabin' DWARF KOREAN LILAC	24" Tall	4' O.C.
	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
	EVERGREEN SHRUBS		
	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
	Thuja occidentalis 'Woodwardii' GLOBE ARBORVITAE	24" Wide	4' O.C.
	PERENNIALS AND ORNAMENTAL GRASSES		
	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
	Echinacea 'CBG Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.
	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
	Perovskia atriplicifolia RUSSIAN SAGE	#1	24" O.C.
	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
	GROUNDCOVERS		
	Sedum kamtschaticum RUSSIAN STONECROP	#SP4	12" O.C.
	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.

PLANTING DETAILS

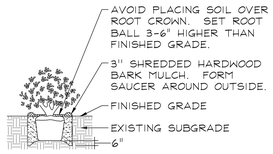
* ANY WIRE BASKETS SHALL COVER NO MORE THAN THE LOWER 1/3 OF THE ROOT BALL. ANY BASKETS THAT ARE HIGHER THAN THAT SHALL BE CUT DOWN TO THAT HEIGHT DURING PLANTING.



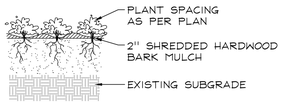
DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



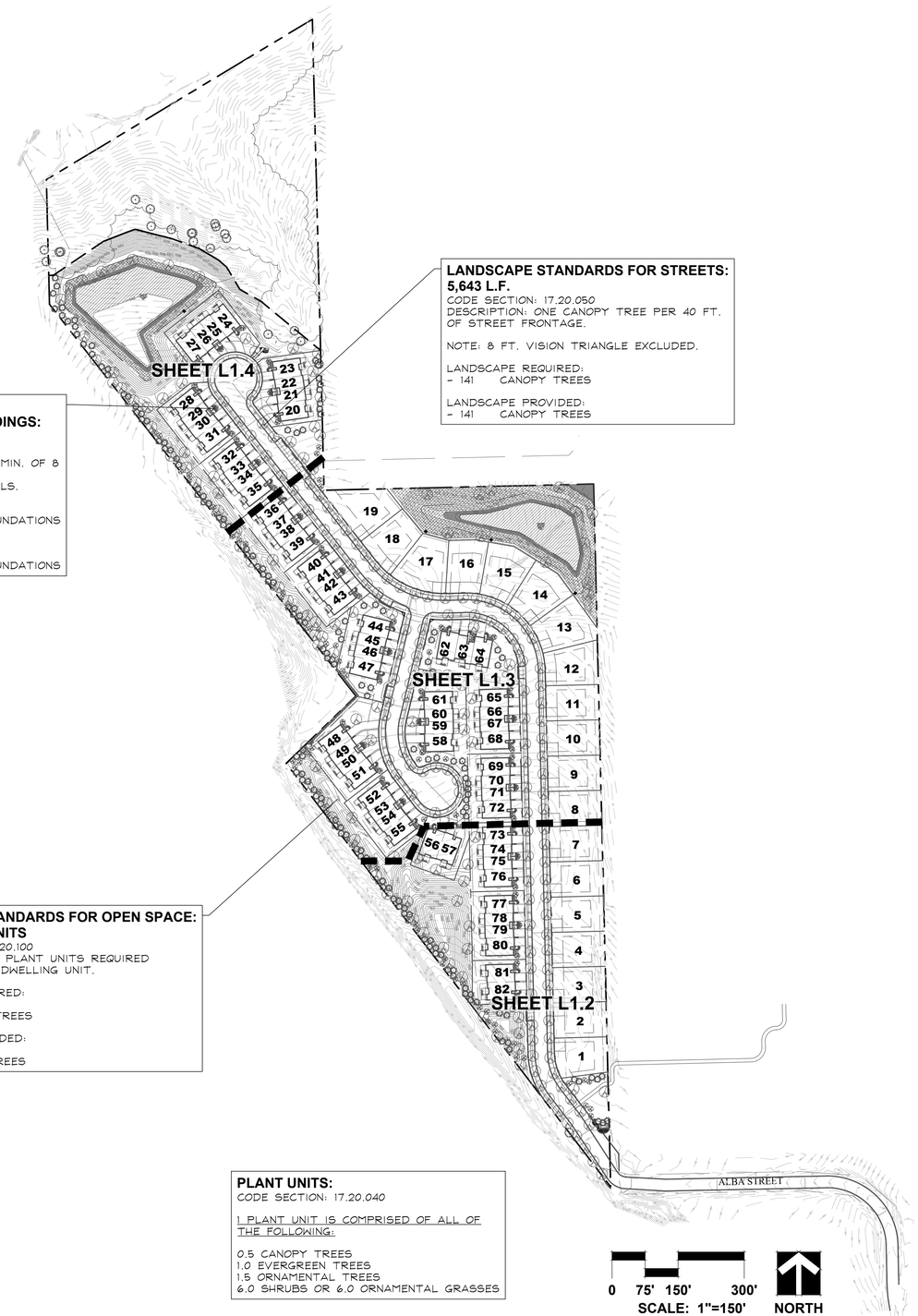
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE

GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.
8. The Village Arborist shall be consulted during installation of material and may reject inappropriate materials.

PARKWAY TREE NOTES

1. Parkway trees shall be installed in the spring or fall, but not before the construction of the dwelling and the completion of the public sidewalk. However, in no case shall parkway trees be planted later than two years after the commencement of construction of the development (i.e., issuance of the site development permit).
2. Parkway trees shall be installed at least 15 feet from any traffic sign.



LANDSCAPE STANDARDS FOR MULTI-FAMILY RESIDENTIAL BUILDINGS:

CODE SECTION: 17.20.090
DESCRIPTION: A LANDSCAPED AREA A MIN. OF 8 FT. IN WIDTH CONSISTING OF SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS.

LANDSCAPE REQUIRED:
- MIX OF PLANTS ALONG BUILDING FOUNDATIONS

LANDSCAPE PROVIDED:
- MIX OF PLANTS ALONG BUILDING FOUNDATIONS

LANDSCAPE STANDARDS FOR STREETS: 5,643 L.F.

CODE SECTION: 17.20.050
DESCRIPTION: ONE CANOPY TREE PER 40 FT. OF STREET FRONTAGE.

NOTE: 8 FT. VISION TRIANGLE EXCLUDED.

LANDSCAPE REQUIRED:
- 141 CANOPY TREES

LANDSCAPE PROVIDED:
- 141 CANOPY TREES

LANDSCAPE STANDARDS FOR OPEN SPACE: 82 DWELLING UNITS

CODE SECTION: 17.20.100
DESCRIPTION: 0.25 PLANT UNITS REQUIRED PER RESIDENTIAL DWELLING UNIT.

LANDSCAPE REQUIRED:
21 PLANT UNITS
- 42 CANOPY TREES

LANDSCAPE PROVIDED:
35 PLANT UNITS
- 70 CANOPY TREES

PLANT UNITS:

CODE SECTION: 17.20.040

1 PLANT UNIT IS COMPRISED OF ALL OF THE FOLLOWING:

0.5 CANOPY TREES
1.0 EVERGREEN TREES
1.5 ORNAMENTAL TREES
6.0 SHRUBS OR 6.0 ORNAMENTAL GRASSES

NATIVE LEGEND

Key	Description
	EMERGENT PLANTINGS
	WET MEADOW SEED MIX
	LOW PROFILE PRAIRIE SEED MIX
	PROTECTED NATIVE VEGETATION SIGN

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630.668.7197
www.grwainc.com

CLIENT

BEECHEN&DILL HOMES
565 VILLAGE CENTER DRIVE
BURR RIDGE, IL 60527

CIVIL ENGINEER

DESIGNTEK ENGINEERING, INC
9930 W. 190TH STREET
SUITE L
MOKENA, IL 60448

COPPER RIDGE WEST

LEMONT, ILLINOIS

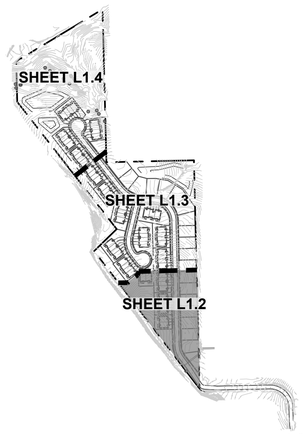
PRELIMINARY LANDSCAPE PLAN

OVERALL LANDSCAPE PLAN

REVISION	DATE
3	2026.07.16
2	2026.05.14
1	2026.04.15

DATE	2026.02.20
PROJECT NO.	BH2507
DRAWN	SMR
CHECKED	MNW
SHEET NO.	L1.1

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KEY MAP

NORTH

NATIVE SEED MIXTURES

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishement of the native seeding area.

Botanical Name	Common Name	lbs / AC
Cover Crop		
Avena sativa	Seed Oats	40.000

Emergent Plant Seed and Plug Mixture

Stormwater basin bottoms from NWL to 12" below NWL

Botanical Name	Common Name	lbs / AC	Plugs / AC.
Acorus americanus	Sweet Flag	0.500	494
Alisma subcordatum	Water Plantain	1.250	
Carex stricta	Tussock Sedge	0.060	
Eleocharis obtusa	Blunt Spike Rush	0.250	494
Iris virginica shrevei	Blue Flag	0.500	988
Juncus effusus	Common Rush	0.500	494
Leersia oryzoides	Rice Cut Grass	1.250	
Pontederia cordata	Pickerel Weed	0.250	988
Sagittaria latifolia	Common Arrowhead	1.250	494
Scirpus fluviatilis	River Bulrush	0.500	988
Scirpus cyperinus	Wool Grass	0.250	494
Schoenoplectus tabernaemontani	Softstem Bulrush	0.500	988
Sparganium eurycarpum	Bur Reed	1.000	988
	Total Emergent Wetland Mix	**8.060**	**7410**

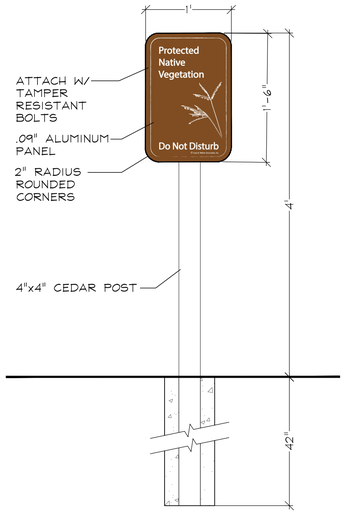
Wet Meadow Seed Mixture

Lower slopes of basin

Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.125
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.060
Carex comosa	Bristly Sedge	0.125
Carex hystericina	Porcupine Sedge	0.125
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.015
Carex scorparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.060
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl Manna Grass	0.130
Juncus dudleyi	Dudleys Rush	0.020
Juncus torreyi	Torreys Rush	0.031
Panicum virgatum	Switch Grass	3.000
Scirpus atrovirens	Dark Green Bulrush	0.060
Scirpus cyperinus	Wool Grass	0.030
	Total Grasses / Sedges	**7.971**
Wildflowers/Broadleaves		
Alisma subcordatum	Common Water Plaintain	0.250
Asclepias incarnata	Swamp Milkweed	0.125
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroids	False Aster	0.031
Eupatorium perfoliatum	Common Boneset	0.015
Euthamia grammifolia	Grassleaved Goldenrod	0.300
Helenium autumnale	Sneezeweed	0.063
Hibiscus laevis	Halberd-leaved Rose Mallow	0.380
Iris virginica shrevei	Blue Flag Iris	1.000
Lobelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.031
Physostegia virginiana	Obedient Plant	0.031
Pycnanthemum virginianum	Common Mountain Mint	0.063
Solidago rigida	Stiff Goldenrod	0.125
Symphyotrichium novae-angliae	New England Aster	0.250
Vernonia fasciculata	Common Ironweed	0.380
Verbena hastata	Blue Vervain	0.380
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**3.895**
	Total Wet Meadow Seed Mix	**11.866**

SIGN NOTES:

1. SIGN BACKGROUND COLOR: C=40, M=70, Y=100, K=28 SIGN FONT AND GRAPHIC COLOR: WHITE
2. FONT STYLE: MYRIAD PRO FONT SIZE: 116 PT.
3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE PROTECTED NATIVE VEGETATION SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

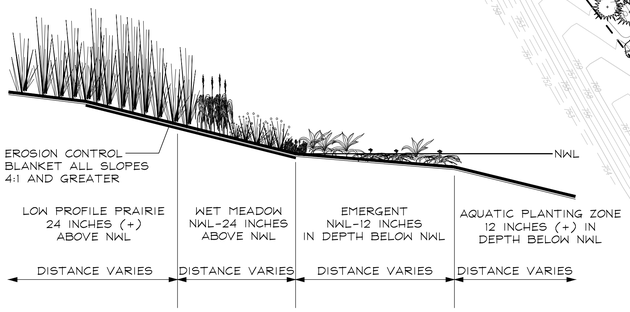


PROTECTED NATIVE VEGETATION SIGN DETAIL
NOT TO SCALE

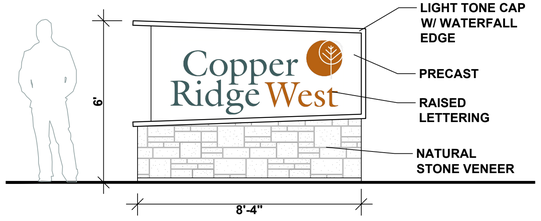
Low Profile Prairie with Flowers Seed Mix

Upper basin slopes

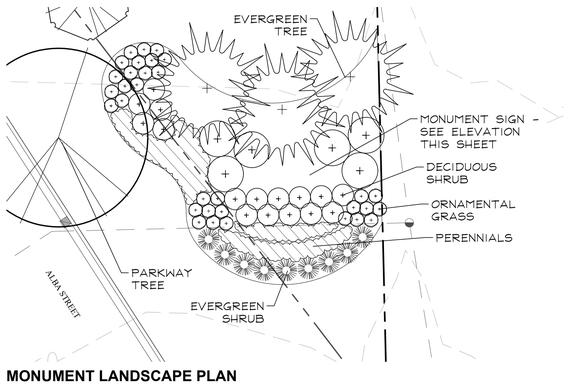
Botanical Name	Common Name	lbs / AC
Grasses		
Bouteloua curtipendula	Side Oats Grama	8.000
Panicum virgatum	Prairie Switch Grass	0.125
Elymus canadenesis	Prairie Wild Rye	1.000
Schizachyrium scoparium	Little Bluestem	6.000
	Total Grasses	**15.125**
Wildflowers/Broadleaves		
Allium cemuum	Nodding Wild Onion	0.190
Amorpha canscens	Lead Plant	0.125
Asclepias tuberosa	Butterflyweed	0.500
Astragalus canadensis	Canada Milk Vetch	0.063
Coreopsis palmata	Prairie Coreopsis	0.025
Chamaecrista fasciculate	Partridge pea	0.188
Dalea purpurea	Purple Prairie Clover	0.560
Echinacea pallida	Pale Purple Coneflower	1.000
Echinacea purpurea	Purple Coneflower	0.500
Eryngium yuccifolium	Rattlesnake Master	0.125
Heliopsis helianthoides	False Sunflower	1.000
Lespedeza capitata	Round-Headed Bush Clover	0.125
Liatris aspera	Rough Blazing Star	0.250
Liatris pycnostachya	Prairie Blazing Star	0.188
Monarda fistulosa	Prairie Bergamot	0.063
Parthenium integrifolium	Wild Quinine	0.016
Penstemon digitalis	Foxglove Beard Tongue	0.125
Petalostemum candidum	White Prairie Clover	0.125
Petalostemum purpureum	Purple Prairie Clover	0.156
Potentilla arguta	Prairie Cinquefoil	0.031
Pycnanthemum tenuifolium	Slender Mountain Mint	0.031
Ratibida pinnata	Yellow Coneflower	0.125
Rudbeckia hirta	Black-Eyed Susan	0.500
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.063
Rudbeckia triloba	Brown-eyed Susan	0.500
Solidago rigida	Stiff Goldenrod	0.250
Symphyotrichum laeve	Smooth Blue Aster	0.063
Symphyotrichum novae-angliae	New England Aster	0.250
Tradescantia ohiensis	Common Spiderwort	0.063
Verbena stricta	Hoary Vervain	0.125
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**7.825**
	Total Low Profile Prairie Seed Mix	**22.950**



NATURALIZED STORMWATER BASIN SECTION
NOT TO SCALE



MONUMENT SIGN ELEVATION
SCALE: 3/8"=1'-0"



MONUMENT LANDSCAPE PLAN
SCALE: 1"=10'

MATCHLINE - SEE SHEET L1.3

0 20' 40' 80'
SCALE: 1"=40'
NORTH

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LEMONT, ILLINOIS

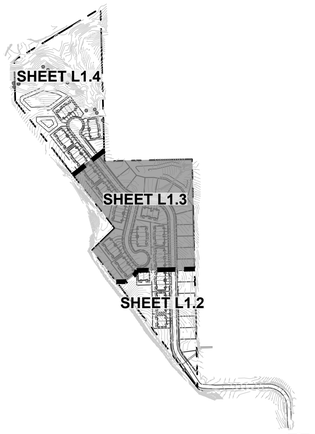
PRELIMINARY LANDSCAPE PLAN

LANDSCAPE PLAN

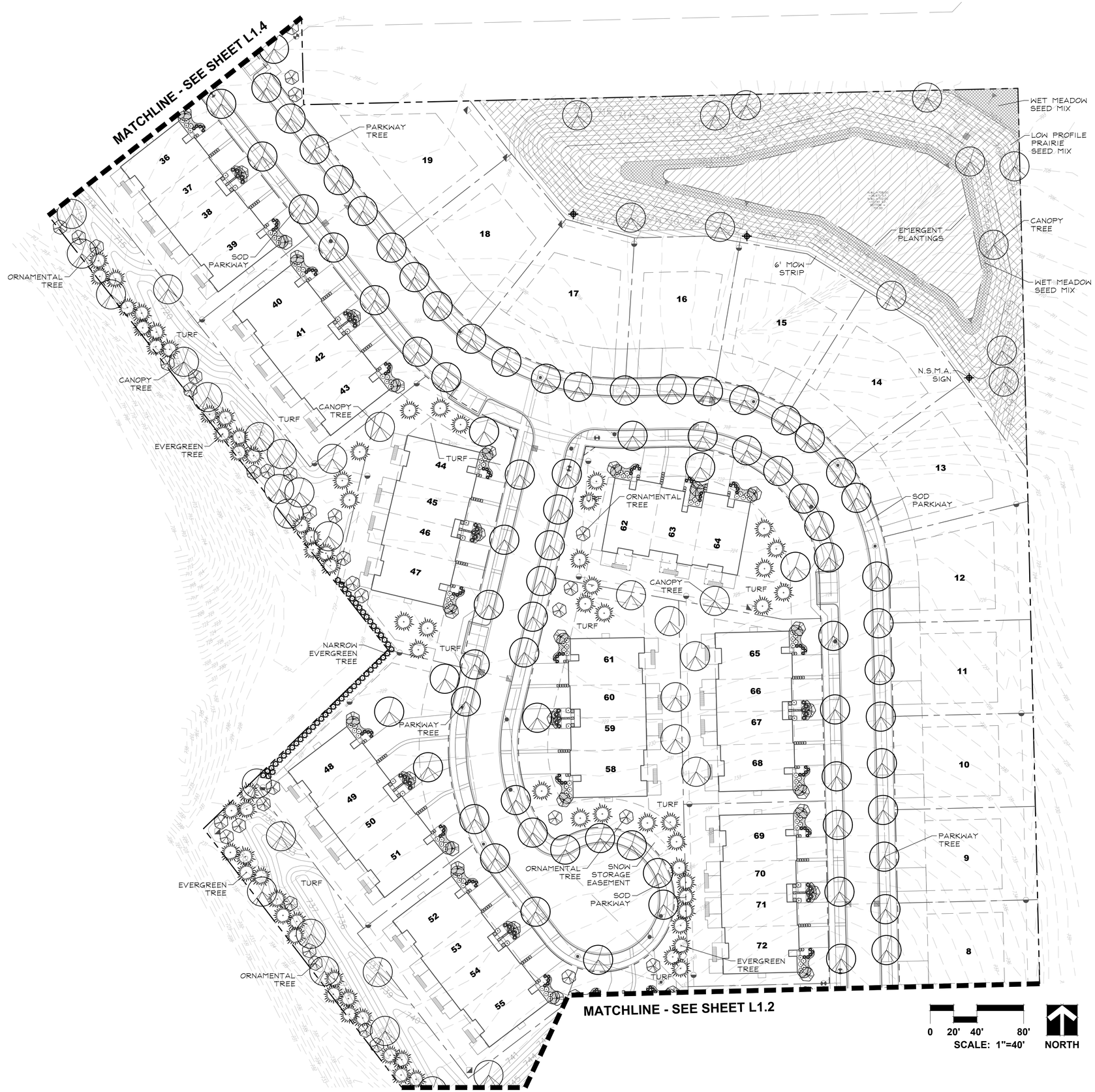
REVISION	DATE
3	2026.07.16
2	2026.05.14
1	2026.04.15

DATE	2026.02.20
PROJECT NO.	BH2507
DRAWN	SMR
CHECKED	MNW
SHEET NO.	L1.2

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KEY MAP NORTH



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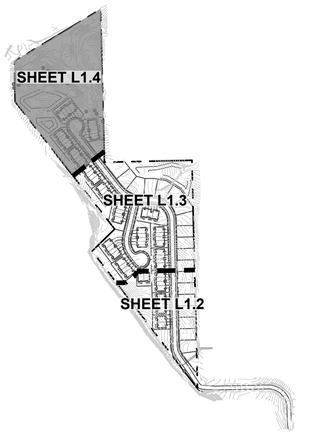
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LANDSCAPE PLAN

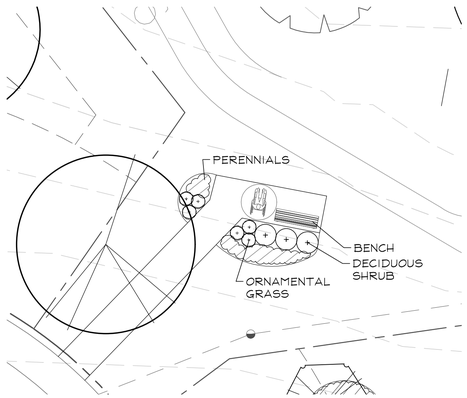
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3	2026.07.16
2	2026.05.14
1	2026.04.15

DATE	2026.02.20
PROJECT NO.	BH2507
DRAWN	SMR
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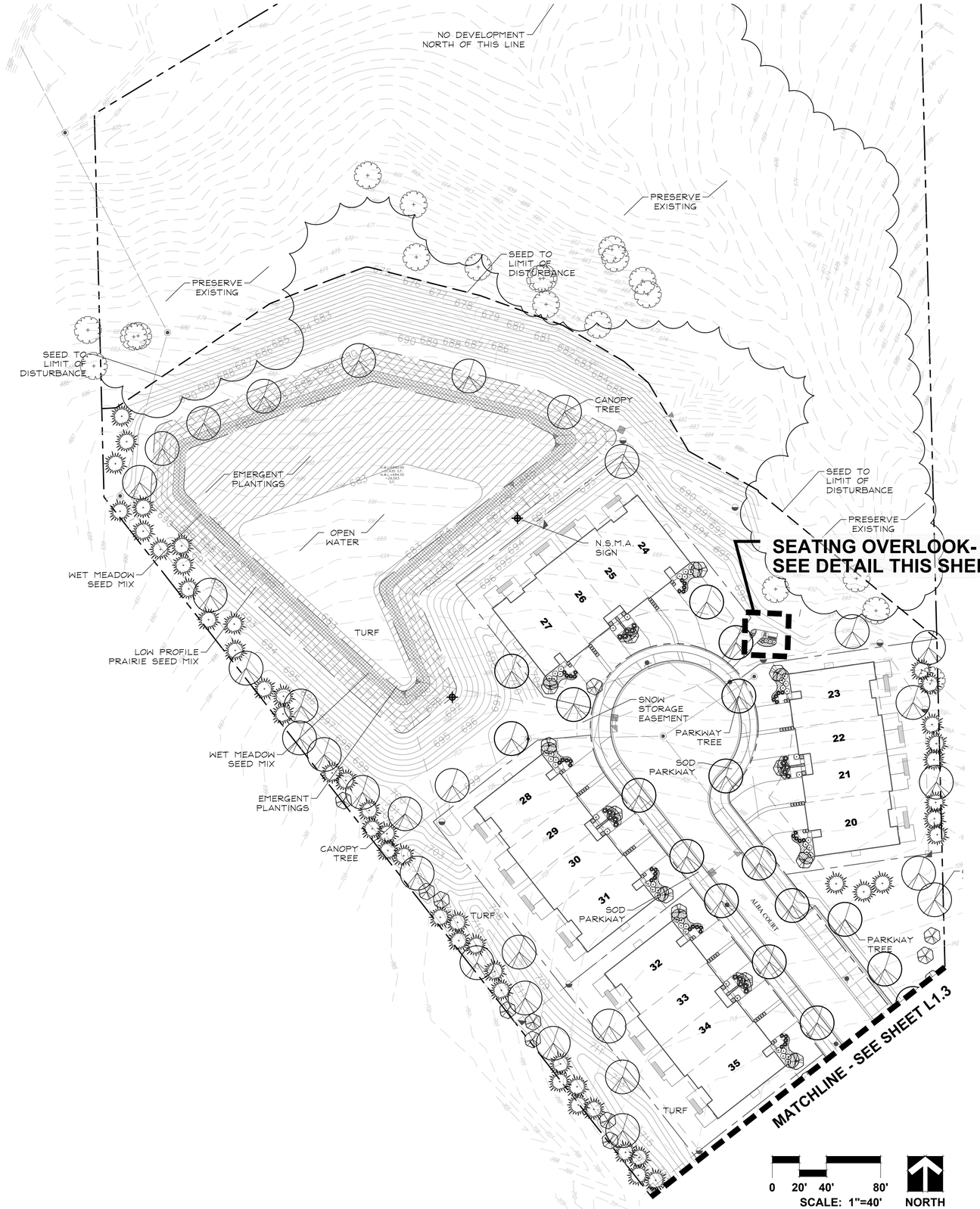
KEY MAP NORTH



OVERLOOK SEATING LANDSCAPE DETAIL

0 5' 10' 20'

SCALE: 1"=10' NORTH



0 20' 40' 80'

SCALE: 1"=40' NORTH

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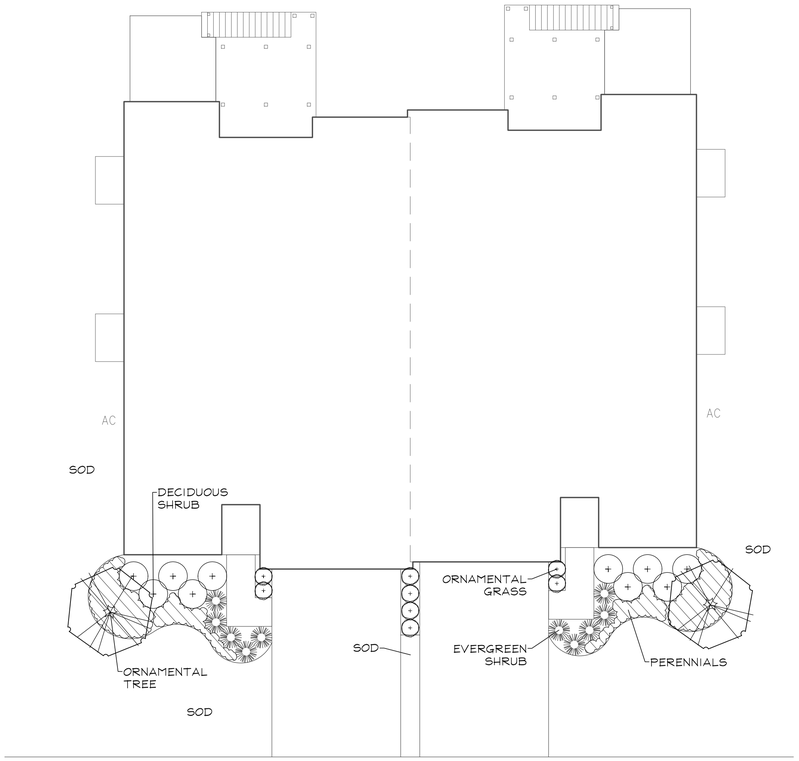
PRELIMINARY LANDSCAPE PLAN

LANDSCAPE PLAN

REVISION	DATE
3	2026.07.16
2	2026.05.14
1	2026.04.15

DATE	2026.02.20
PROJECT NO.	BH2507
DRAWN	SMR
CHECKED	MNW
SHEET NO.	L1.4

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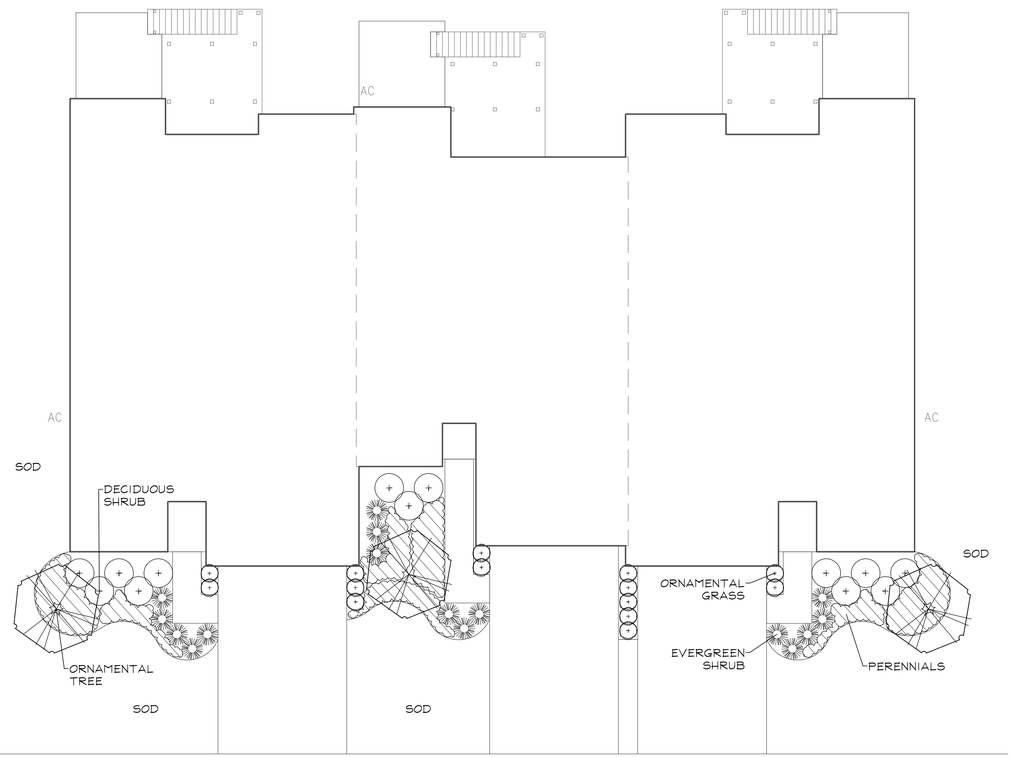


TYPICAL 2 UNIT TOWNHOME FOUNDATION PLAN
SCALE: 1"=10'

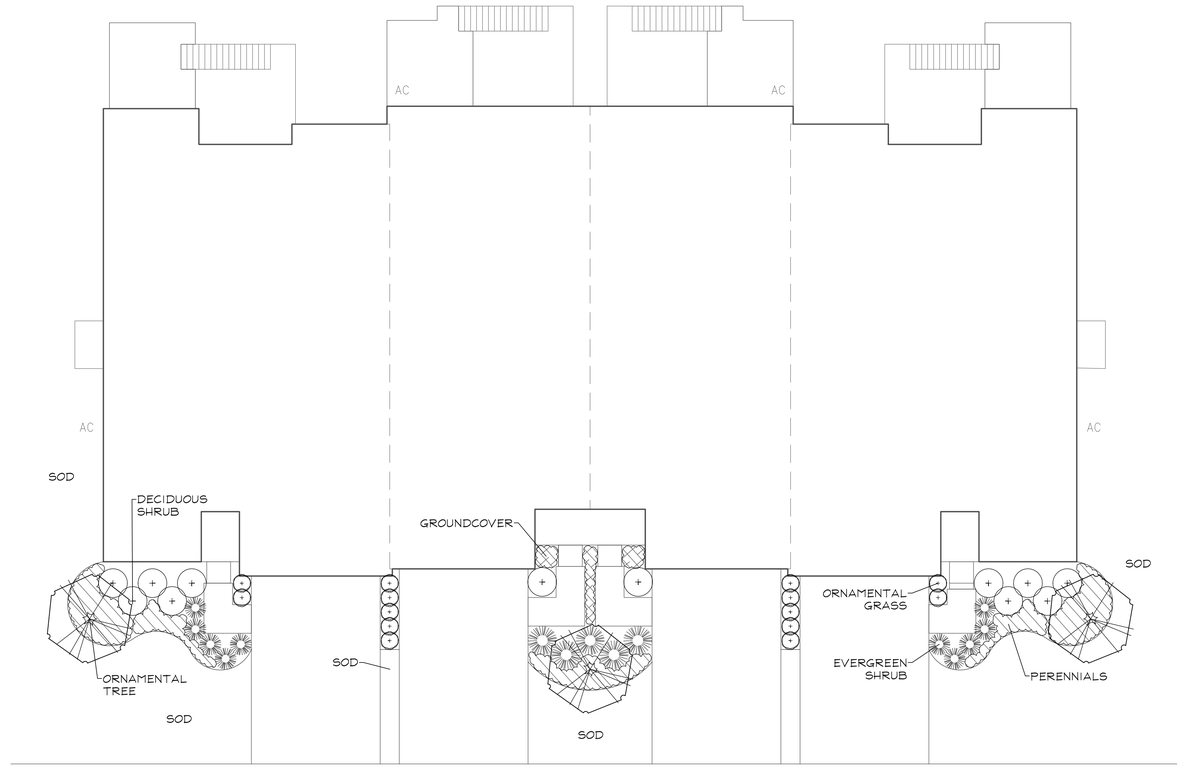
REPRESENTATIVE FOUNDATION PLANT LIST

Key	Botanical/Common Name	Size	Remarks
	ORNAMENTAL TREES		
	Carpinus caroliniana AMERICAN HORNBEAM	2" Cal.	Single Stem
	Cornus kousa KOUSA DOGWOOD	6' Tall	Multi-Stem
	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Tall	Multi-Stem
	Malus sargentii SARGENT CRABAPPLE	6' Tall	Multi-Stem
	Hamamelis vernalis VERNAL WITCHHAZEL	6' Tall	Multi-Stem
	DECIDUOUS SHRUBS		
	Clethra alnifolia 'Ruby Spice' RUBY SPICE SUMMERSWEET	30" Tall	4' O.C.
	Cornus sericea 'Bailey' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
	Hydrangea quercifolia 'Munchkin' MUNCHKIN OAKLEAF HYDRANGEA	24" Tall	3' O.C.
	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
	Viburnum dentatum 'Christom' BLUE MUFFIN ARROWWOOD VIBURNUM	30" Tall	4' O.C.
	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
	EVERGREEN SHRUBS		
	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
	Microbiota decussata RUSSIAN ARBORVITAE	24" Wide	4' O.C.
	Thuja occidentalis 'Woodwardii' GLOBE ARBORVITAE	24" Wide	4' O.C.

Key	Botanical/Common Name	Size	Remarks
	ORNAMENTAL GRASSES		
	Andropogon gerardii 'Blackhawks' BLACKHAWKS BIG BLUESTEM	#1	18" O.C.
	Panicum virgatum 'Northwind' NORTHWIND SWITHGRASS	#1	30" O.C.
	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
	PERENNIALS		
	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
	Calamintha nepeta ssp. nepeta LESSER CALAMINT	#1	18" O.C.
	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
	Leucanthemum superbum 'Becky' BEKCY SHASTA DAISY	#1	18" O.C.
	Salvia x sylvestris 'Mainacht' MAY NIGHT WOOD SAGE	#1	18" O.C.
	GROUNDCOVERS		
	Phlox subulata 'Emerald Pink' EMERALD PINK CREEPING PHLOX	#5P4	12" O.C.
	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#5P4	12" O.C.



TYPICAL 3 UNIT TOWNHOME FOUNDATION PLAN
SCALE: 1"=10'



TYPICAL 4 UNIT TOWNHOME FOUNDATION PLAN
SCALE: 1"=10'

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PRELIMINARY LANDSCAPE PLAN
TYPICAL FOUNDATION LANDSCAPE PLANS

REVISION	DATE
3	2026.07.16
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1	2026.04.15

DATE	2026.02.20
PROJECT NO.	BH2507
DRAWN	SMR
CHECKED	MNW
SHEET NO.	L1.5

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LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. The design, furnishing and installation of a complete underground sprinkler system; and
5. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

C. Insect Control

1. For areas containing standing water less than 3-ft that persist for greater than 7 days, mosquito control may be necessary. Mosquito control should be limited to larvicides applications such as Natular or Vectolex FG, per the EPA and CDC guidance. Larvicide application should be provided by a qualified professional. Contract the North Shore Mosquito Abatement District for service.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.

B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area. Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Fallopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
50% Kentucky Bluegrass (90/85)
15% Cutter Perennial Ryegrass
10% Spartan Hard Fescue
10% Edge Perennial Ryegrass
10% Express Perennial Ryegrass
5% Pennlawn Creeping Red Fescue

B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
40% Kentucky Bluegrass (90/85)
40% Perennial Ryegrass
20% Annual Ryegrass

C. Highlands Fescue Seed Mixture - Mixture-7 lbs. / 1,000 sq. ft.
25% Discovery Hard Fescue
25% Tiffany Chewings Fescue
25% Florentine Creeping Red Fescue
25% Bighorn Sheeps Fescue

D. Detention Seed Mixture - 7 lbs. / 1000 sq. ft.
70% Kentucky 31 Tall Fescue
30% Perennial Ryegrass

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.7 EROSION CONTROL

A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.

B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.

C. Shoreline Areas: Erosion Control Blanket: North American Green SC150, or equivalent approved equal. To be installed per manufacturer's recommendations three feet above and below NWL.

D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.

E. Hydroseed Mulch: Conweb 2000 wood fiber mulch with tackifier. Other mulches may be used subject to approval of Landscape Architect.

2.8 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.

4. Lay sod within 24 hours from time of stripping.

5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

8. After the seeding operation is completed, spray a wood fiber mulch (Conweb 2000 with tackifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.

9. DO NOT MOW HIGHLANDS FESCUE SEED MIXTURE.

C. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow.

2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.

4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.

6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.

13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS
CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner shall notify the County upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the County with a copy of the planting locations, species, and quantities for verification by the County.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See 1.5C Guarantees). A monitoring report will be provided to the County by January 31st following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third, Fourth, and Fifth Years:

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the completion of the third growing season (dependent on fuel availability; dominance of graminoid species; and favorable weather conditions), fire may be introduced to the planted areas as a management tool.

State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in managing smoke in urban environments. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.

The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring indicating species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.

C. Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County/City/USACE upon inspection of the site to verify compliance.

The Long-Term Operation and Maintenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

LANDSCAPE WORK PART 4 - IRRIGATION SYSTEM

4.1 DESCRIPTION OF WORK

This subcontractor shall design, furnish and install a complete underground lawn and planted area sprinkler system as shown on the plans and including all necessary underground sleeves, fully automatic control systems, water pump, water meter, backflow preventer if required per code, and electrical wiring for system. Design shall be in accordance with good engineering practice. Provide separate zones for lawn and shrub beds as well as quick couplers as indicated on plan.

4.2 QUALITY ASSURANCE

A. All materials shall be new, first class, especially designed for intended use.

B. All work shall be installed with best workmanship in accordance with best practice of the trade, in accordance with all local codes, ordinances, rules and regulations, in accordance with approved design shop drawings and in accordance with the system manufacturer's recommendations.

C. Special provisions shall be made to adequately and properly protect the system from damage due to weather and frost conditions.

4.3 DESIGN

A. Submit for approval four (4) prints and one (1) reproducible of all required design and layout shop drawings.

B. Drawings shall indicate locations and types of all sprinkler heads, coverage area of each head, length, location and size of pipe runs, depth of pipe installation, underground sleeves under sidewalks and paved areas, controls, timers, water meter, complete wiring diagram, etc.

C. Provide detailed specification sheets of all material proposed to be used.

D. Approval of the shop drawings will be for size and arrangement of the members and connections only and shall in no way remove the responsibility for the design, detailing and fabrication from this subcontractor.

E. Electrical power wiring to location of controller will be by electrical contractor. Connection of system to power supply is by lawn sprinkler contractor.

4.4 SUBMITTALS

Lawn sprinkler contractor shall submit the following for review and approval:

A. Design drawings as described above.

B. Record set drawings, reproducible of "as-builts" shall be submitted at completion of project.

C. Operation and maintenance manuals - three (3) sets.

4.5 BID

Subcontractors shall include with their bid quotation information identifying the manufacturer of the proposed sprinkler equipment.

4.6 GUARANTEE

Furnish written manufacturers and subcontractor's one (1) year unconditional guarantee against defects in material and workmanship from date of final acceptance of project by the Owner.

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630.668.7197
www.grwainc.com

CLIENT

BEECHEN&DILL HOMES
565 VILLAGE CENTER DRIVE
BURR RIDGE, IL 60527

CIVIL ENGINEER

DESIGNTEK ENGINEERING, INC
9930 W. 190TH STREET
SUITE L
MOKENA, IL 60448

COPPER RIDGE WEST
LEMONT, ILLINOIS
PRELIMINARY LANDSCAPE PLAN
LANDSCAPE SPECIFICATIONS

REVISION	DATE
3	2026.07.16
2	2026.05.14
1	2026.04.15

DATE	2026.02.20
PROJECT NO.	BH2507
DRAWN	SMR
CHECKED	MNW
SHEET NO.	

L1.6

L:\Projects\BH2507\Acad\BH2507_D02_06PLP.dwg 7/16/2026 5:16 PM

EXHIBIT C

Approved Elevations

Copper Ridge West Sample Townhome Elevations



Capri ~ Elevation A



Capri ~ Elevation B



Sorrento ~ Elevation A



Sorrento ~ Elevation B

BEECHEN&DILL HOMES

Copper Ridge West Sample Townhome Elevations



Sorrento ~ Elevation C



Sorrento ~ Elevation D



Sienna ~ Elevation A



Sienna ~ Elevation B

BEECHEN&DILL HOMES

Copper Ridge West Sample Townhome Elevations



Portofino ~ Elevation A



Portofino ~ Elevation B















Copper Ridge West Color Package

Luxury Ranch Townhome Exterior Selections

Shingles:
IKO Dynasty / Granite Black

Lap Siding:
LP 8” Lap Siding in Snowscape White

Vertical Siding (Per Plan):
LP Vertical Siding in Snowscape White

Brick:
Michigan Brick – Port Huron – Queen Size
with natural color mortar

Windows:
Single Hung Premium Vinyl Windows with full grilles
Black Exterior / White Interior

Garage Door:
Size: 16’ wide x 7’ tall
Style: Stamped Carriage House – Long Panel
Transom Windows on Top Row: Madison Window Style with Clear Glass windows
Color: White

Front Door:
Style: 8’ Masonite Fiberglass ¾ Lite Door with Pearl Privacy Glass
Color: SW9168 Tricorn Black
Door Hardware: Schlage J Series – Barcelona – Satin Nickel

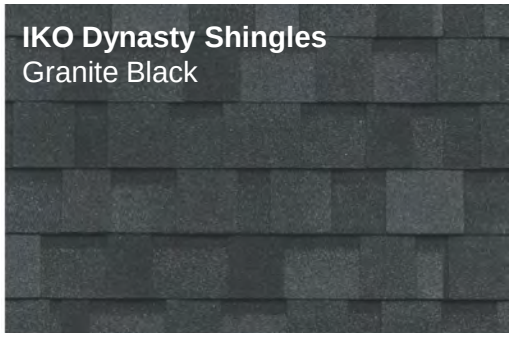
Sconce Lights:
Classic Package – 49894BK

LP Trim and Decorative Millwork:
LP Snowscape White

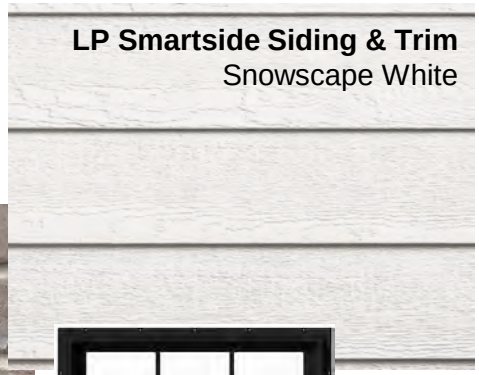
Window Shutters (Per Plan):
Black

Soffit, Facia, Gutters: White

Trex Decking for Lookout & Walk Out Lots:
Decking: Trex Enhance Naturals – Rocky Harbor
Railing: Trex Transcend Composite Railing – Charcoal Black



Copper Ridge West







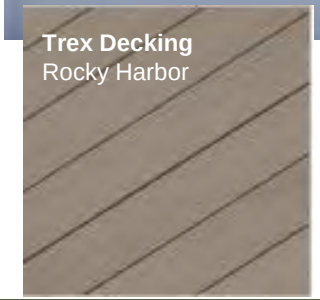


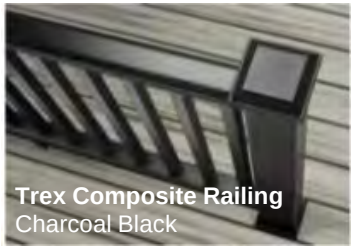
Barcelona Handleset
Satin Nickel











Sample Single Family Elevations









































EXHIBIT D

Applicable Fees

Developer Donations

	Pre-School	Elementary (K-5)	Junior High	Total K-8	High School	Adults	Total per D.U.
	0-4 years	5-10 years	11-13 years	5-13 years	14-17 years	(18+ years)	
Type of Unit							
Detached Single Family							
2 Bedroom	0.113	0.136	0.048	0.184	0.020	1.700	2.017
3 Bedroom	0.292	0.369	0.173	0.542	0.184	1.881	2.899
4 Bedroom	0.418	0.530	0.298	0.828	0.360	2.158	3.764
5 Bedroom	0.283	0.345	0.248	0.593	0.300	2.594	3.770
Attached Single Family							
1 Bedroom	0.000	0.000	0.000	0.000	0.000	1.193	1.193
2 Bedroom	0.064	0.088	0.048	0.136	0.038	1.752	1.990
3 Bedroom	0.212	0.234	0.058	0.292	0.059	1.829	2.392
4 Bedroom	0.323	0.322	0.154	0.476	0.173	2.173	3.145
Apartments							
Efficiency	0.000	0.000	0.000	0.000	0.000	1.294	1.294
1 Bedroom	0.000	0.002	0.001	0.003	0.001	1.754	1.758
2 Bedroom	0.047	0.086	0.042	0.128	0.046	1.693	1.914
3 Bedroom	0.052	0.234	0.123	0.357	0.118	2.526	3.053

Number of Units						
SF Detached	0	**Attached**	0	**Apartments**	0
2 Bedroom	0	1 Bedroom	0	Efficiency	0
3 Bedroom	0	2 Bedroom	0	1 Bedroom	0
4 Bedroom	19	3 Bedroom	63	2 Bedroom	0
5 Bedroom	0	4 Bedroom	0	3 Bedroom	0
Total Units	19		63		0

	Pre-School	Elementary (K-5)	Junior High	Total K-8	High School	Adults	Total per D.U.
Detached Single Family							
2 Bedroom	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3 Bedroom	0.000	0.000	0.000	0.000	0.000	0.000	0.000
4 Bedroom	7.942	10.070	5.662	15.732	6.840	41.002	71.516
5 Bedroom	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Detached SF Total	7.942	10.070	5.662	15.732	6.840	41.002	71.516
Attached Single Family							
1 Bedroom	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2 Bedroom	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3 Bedroom	13.356	14.742	3.654	18.396	3.717	115.227	150.696
4 Bedroom	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Attached SF Total	13.356	14.742	3.654	18.396	3.717	115.227	150.696
Apartments							
Efficiency	0.000	0.000	0.000	0.000	0.000	0.000	0.000
1 Bedroom	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2 Bedroom	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3 Bedroom	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Apartment Total	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Grand Total	**21.298**	**24.812**	**9.316**	**34.128**	**10.557**	**156.229**	**222.212**
Total Students Produced	**44.685**						

When Required

Annex **Non-Annex**

LIBRARY DONATION				**Library**	Yes	Yes
Land Donation (acres)	0.00					
Cash Donation	$10,135.09	$45.61	Per Person			
PARK DONATION				**Park**	Yes	Yes
Land Donation (acres)	2.22					
Cash Donation	$333,318.00	$150,000.00	Per Acre			
FIRE DONATION				**Fire**	Yes	No
Housing Units	82					
Cash Donation	$8,200.00	$100.00	Per Unit			
PUBLIC SAFETY DONATION				**Public Safety**	Yes	No
Housing Units	82	$1,000.00	Per Unit			
Cash Donation	$82,000.00					
SCHOOL DONATION				**Schools**	Yes	Yes
Elementary (K-5)						
(650 students - 15 ac.)						
Land Donation (acres)	0.57					
Cash Donation	$85,887.69					
Junior High (6-8)						
(1200 students - 25 ac.)						
Land Donation (acres)	0.19					
Cash Donation	$29,112.50					
High School (9-12)						
(3000 students - 80 ac.)						
Land Donation (acres)	0.28					
Cash Donation	$42,228.00					
TOTAL						
Land Donation	3.27					
Cash Donation	**$590,881.28**					

EXHIBIT E

Alba Sidewalk Exhibit


LOT 2
LOT 1
PARK
30.00' B-B
60.00' R.O.W.
LP#3
30.00' B-B
40.00' R.O.W.
22.00' B-B
WM
LP#2
66.00' R.O.W.
28.00' B-B
LP#1
28.00' B-B MIN.
768.22 BM
ILLINOIS TOLLWAY I-355
ALBA ST SIDEWALK ~5120 SF
START WALK
END WALK

Exhibit A

LEGAL DESCRIPTIONS FOR RE-ZONING

PROPOSED COPPER RIDGE WEST SUBDIVISION

SINGLE FAMILY FROM R-1 TO R-5A

MULTI-FAMILY LOTS FROM R-1 TO R-6

LEGAL DESCRIPTION OF PROPOSED COPPER RIDGE WEST SUBDIVISION

PARCEL ONE

THAT PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION RUNNING THENCE EAST 9.275 CHAINS TO THE SOUTHEAST CORNER THEREOF; RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION, 16.10 CHAINS; RUNNING THENCE SOUTHWESTERLY TO THE WEST LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION AT A POINT DISTANT 10.90 CHAINS NORTH OF POINT OF BEGINNING; AND RUNNING THENCE SOUTH ON THE WEST LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION TO PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF LYING SOUTHWESTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT IN THE WEST LINE OF THE WEST HALF OF THE EAST HALF OF SAID NORTHWEST QUARTER DISTANT NORTHERLY 233.03 FEET FROM THE SOUTHWEST CORNER OF SAID WEST HALF; THENCE SOUTHEASTERLY 272.02 FEET MORE OR LESS TO A POINT OF TERMINATION IN THE SOUTH LINE OF THE WEST HALF OF THE EAST HALF OF SAID NORTHWEST QUARTER, BEING 140.07 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID WEST HALF AND ALSO 1084.23 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER), ALL IN COOK COUNTY, ILLINOIS.

PARCEL TWO

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER DISTANCE WESTERLY 1084.23 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTHEASTERLY 2106.13 FEET MORE OR LESS TO A POINT OF TERMINATION IN THE EAST LINE OF SAID SOUTHWEST QUARTER DISTANT SOUTHERLY 1804.23 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM, THE FOLLOWING:

THAT PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 39 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1223.86 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 01 DEGREES 23 MINUTES 02 SECONDS WEST, ALONG SAID WEST LINE 233.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 23 MINUTES 02 SECONDS WEST, ALONG SAID WEST LINE 203.21 FEET; THENCE SOUTH 38 DEGREES 01 MINUTES 35 SECONDS EAST, 1128.70 FEET; THENCE SOUTH 45 DEGREES 55 MINUTES 10 SECONDS WEST, 220.34 FEET; THENCE NORTH 32 DEGREES 22 MINUTES 35 SECONDS WEST, 721.74 FEET TO SAID NORTH LINE; THENCE CONTINUING NORTH 32 DEGREES 22 MINUTES 35 SECONDS WEST, 271.98 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM, THE FOLLOWING:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 45 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 66.00 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 09 SECONDS WEST, 954.64 FEET; THENCE NORTH 32 DEGREES 22 MINUTES 35 SECONDS WEST 1260.23 FEET; THENCE SOUTH 37 DEGREES 27 MINUTES 12 SECONDS EAST 1214.61 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 16 MINUTES 09 SECONDS EAST, ALONG SAID EAST LINE 1053.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPOSED SINGLE FAMILY SF LOTS 1-19)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER; 469.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38 DEGREES 01 MINUTES 35 SECONDS EAST, 57.63 FEET; THENCE 39 DEGREES 41 MINUTES 08 SECONDS EAST, 72.80 FEET; THENCE SOUTH 74 DEGREES 53 MINUTES 21 SECONDS EAST, 61.03 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 39 SECONDS EAST, 61.05 FEET; THENCE SOUTH 80 DEGREES 05 MINUTES 35 SECONDS EAST, 88.21 FEET; THENCE SOUTH 58 DEGREES 00 MINUTES 40 SECONDS EAST, 117.07 FEET; THENCE SOUTH 35 DEGREES 55 MINUTES 45 SECONDS EAST, 151.80 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 23 MINUTES 21 SECONDS EAST, ALONG SAID EAST LINE, 1008.40 FEET; THENCE SOUTH 82 DEGREES 27 MINUTES 22 SECONDS WEST, 106.41 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 58.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 23 MINUTES 21 SECONDS WEST, 869.90 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 282.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 36 MINUTES 39 SECONDS WEST, 41.95 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 195.00 FEET, ARC DISTANCE OF 181.61 FEET TO A POINT OF TANGENCY; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 197.94 FEET; THENCE NORTH 51 DEGREES 58 MINUTES 25 SECONDS EAST, 5.76 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 88 DEGREES 41 MINUTES 16 SECONDS EAST, ALONG SAID NORTH LINE, 142.51 FEET TO THE POINT OF BEGINNING.

PROPOSED MULTI-FAMILY MF #1 (LOTS 20-23)

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER; 611.91 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 25 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, 159.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81 DEGREES 49 MINUTES 37 SECONDS WEST, 116.59 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 64.79 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE NORTH ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.59 FEET TO THE POINT OF A REVERSE CURVE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 88.94 FEET; THENCE NORTH 53 DEGREES 24 MINUTES 13 SECONDS EAST, 16.26 FEET; THENCE NORTH 81 DEGREES 49 MINUTES 37 SECONDS EAST, 132.43 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 25 MINUTES 13 SECONDS EAST, ALONG SAID EAST LINE, 157.59 FEET TO THE POINT OF BEGINNING.

PROPOSED MULTI-FAMILY MF #2 (LOTS 24-27)

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER; 611.91 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 25 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, 159.91 FEET; THENCE SOUTH 81 DEGREES 49 MINUTES 37 SECONDS WEST, 116.59 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 64.79 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE NORTH ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.59 FEET TO THE POINT OF A REVERSE CURVE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 108.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID DESCRIBED CURVE, CONCAVE TO THE SOUTH, AN ARC DISTANCE OF 120.94 FEET; THENCE NORTH 76 DEGREES 50 MINUTES 28 SECONDS WEST, 36.88 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 105.38 FEET; THENCE NORTH 51 DEGREES 58 MINUTES 25 SECONDS EAST, 156.51 FEET; THENCE SOUTH 38 DEGREES 01 MINUTES 35 SECONDS EAST, 153.43 FEET; THENCE SOUTH 34 DEGREES 55 MINUTES 15 SECONDS WEST, 36.87 FEET TO THE POINT OF BEGINNING.

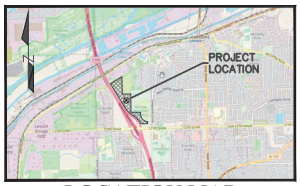
PROPOSED MULTI-FAMILY MF #3 (LOTS 28-82)

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER; 611.91 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 25 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, 159.91 FEET; THENCE SOUTH 81 DEGREES 49 MINUTES 37 SECONDS WEST, 116.59 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 64.79 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE NORTH ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.59 FEET TO THE POINT OF A REVERSE CURVE; THENCE NORTHERLY, WESTERLY AND SOUTHERLY ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 249.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID DESCRIBED CURVE, CONCAVE TO THE EAST, AN ARC DISTANCE OF 35.38 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38 DEGREES 01 MINUTES 35 SECONDS EAST, 520.69 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 255.00 FEET, AN ARC DISTANCE OF 141.75 FEET TO A NON-TANGENT POINT; THENCE SOUTH 13 DEGREES 22 MINUTES 02 SECONDS WEST, 235.97 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 159.66 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 37 DEGREES 27 MINUTES 12 SECONDS EAST, 74.52 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE EASTERLY, NORTHERLY AND WESTERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING AN RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 285.27 FEET TO THE POINT OF A REVERSE CURVE; THENCE WESTERLY ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.32 FEET TO THE POINT OF A COMPOUND CURVE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 109.68 FEET TO THE POINT OF TANGENCY; THENCE NORTH 13 DEGREES 22 MINUTES 02 SECONDS EAST, 235.97 FEET TO A NON-TANGENT CURVE; THENCE EAST ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 255.00 FEET, AN ARC DISTANCE OF 35.61 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88 DEGREES 36 MINUTES 39 SECONDS EAST, 41.95 FEET TO THE POINT OF A TANGENTIAL CURVE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 188.50 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01 DEGREE 23 MINUTES 21 SECONDS EAST, 755.26 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 39 SECONDS WEST, 113.79 FEET; THENCE NORTH 37 DEGREES 27 MINUTES 12 SECONDS WEST, 17.00 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 59 SECONDS EAST, 86.67 FEET; THENCE NORTH 01 DEGREE 23 MINUTES 21 SECONDS WEST, 204.70 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 39 SECONDS WEST, 105.50 FEET; THENCE NORTH 01 DEGREE 23 MINUTES 21 SECONDS WEST, 95.46 FEET; THENCE SOUTH 52 DEGREES 32 MINUTES 48 SECONDS WEST, 104.55 FEET; THENCE NORTH 37 DEGREES 27 MINUTES 12 SECONDS WEST, 156.38 FEET; THENCE NORTH 52 DEGREES 32 MINUTES 48 SECONDS EAST, 6.78 FEET; THENCE NORTH 37 DEGREES 27 MINUTES 12 SECONDS WEST, 157.93 FEET TO THE RIGHT-OF-WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY AUTHORTY I-355 PER FINAL JUDGEMENT ORDER NO. 96L50625; THENCE NORTH 45 DEGREES 55 MINUTES 10 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 162.92 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 72.39 FEET; THENCE NORTH 13 DEGREES 15 MINUTES 43 SECONDS EAST, 147.60 FEET; THENCE SOUTH 51 DEGREES 58 MINUTES 25 SECONDS WEST, 71.34 FEET; THENCE NORTH 38 DEGREES 01 MINUTES 35 SECONDS WEST, 625.26 FEET; THENCE NORTH 51 DEGREES 58 MINUTES 25 SECONDS EAST 97.81 FEET; THENCE NORTH 84 DEGREES 40 MINUTES 24 SECONDS EAST, 39.43 FEET TO THE POINT OF BEGINNING.

Exhibit B

L:\Projects\2025\25-0017\Engineering\DWG\Preliminary\25-0017 PE SDS 2.dwg Plot Date:7/17/2026 12:09:25 PM By:sschreiner

PRELIMINARY P.U.D. - OVERALL
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

SITE DATA
GROSS AREA: 1,259,755 S.F. OR 28.92 ACRES

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

PARCEL IDENTIFICATION NUMBERS
22-30-303-003-0000

SITE AREA DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES	
R.O.W. DEDICATION TO VILLAGE (DEVELOPED):	175,530 SQ. FT. OR 4.03 ACRES	
R.O.W. DEDICATION TO VILLAGE (FUTURE):	1,683 SQ. FT. OR 0.04 ACRES	
SINGLE FAMILY LOTS:	196,191 SQ. FT. OR 4.50 ACRES	
MULTI FAMILY LOTS:	346,521 SQ. FT. OR 7.96 ACRES	
OUT LOT A (OPEN SPACE & STORM WATER):	119,628 SQ. FT. OR 2.75 ACRES	
OUT LOT A (UNDEVELOPED):	266,451 SQ. FT. OR 6.12 ACRES	
OUT LOT B (OPEN SPACE):	68,577 SQ. FT. OR 1.57 ACRES	
OUT LOT C (OPEN SPACE):	8,111 SQ. FT. OR 0.19 ACRES	
OUT LOT D (OPEN SPACE & STORM WATER):	68,576 SQ. FT. OR 1.57 ACRES	
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES	

R-5A ZONING REQUIREMENTS

ZONING:	R-5A
SINGLE-FAMILY LOTS:	19

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	10'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	9,600 SF
MIN. LOT WIDTH:	75'	80'
MIN. LOT AREA PER UNIT:	3,000 SF	9,600 SF
LOT COVERAGE:	65% MAX.	55.00%

SUMMARY TABLE OF R-5A LOT SIZES

1	10,104	0.23
2	9,600	0.22
3	9,600	0.22
4	9,600	0.22
5	9,600	0.22
6	9,600	0.22
7	9,600	0.22
8	9,600	0.22
9	9,600	0.22
10	9,600	0.22
11	9,600	0.22
12	10,635	0.24
13	11,795	0.27
14	11,317	0.26
15	11,317	0.26
16	10,107	0.23
17	12,116	0.28
18	10,528	0.24
19	12,272	0.28
TOTALS	196,191	4.50

SUMMARY TABLE OF R-6 LOT SIZES (INDIVIDUAL)

20	6,733	0.15
21	4,303	0.10
22	3,880	0.09
23	6,928	0.16
24	7,839	0.18
25	3,616	0.08
26	3,388	0.08
27	6,200	0.14
28	6,050	0.14
29	3,393	0.08
30	3,393	0.08
31	6,073	0.14
32	6,073	0.14
33	3,393	0.08
34	3,393	0.08
35	6,073	0.14
36	6,073	0.14
37	3,393	0.08
38	3,393	0.08
39	6,073	0.14
40	6,073	0.14
41	3,393	0.08
42	3,393	0.08
43	6,170	0.14
44	9,106	0.21
45	3,393	0.08
46	3,392	0.08
47	9,226	0.21
48	11,501	0.26
49	4,575	0.11
50	3,977	0.09
51	6,241	0.14
52	6,140	0.14
53	3,416	0.08
54	3,416	0.08
55	6,175	0.14
56	6,256	0.14
57	8,938	0.21
58	10,418	0.24
59	3,903	0.09
60	3,745	0.09
61	9,757	0.22
62	8,750	0.20
63	4,955	0.11
64	11,749	0.27
65	6,900	0.16
66	3,393	0.08
67	3,393	0.08
68	6,073	0.14
69	6,074	0.14
70	3,393	0.08
71	3,393	0.08
72	6,073	0.14
73	6,074	0.14
74	3,393	0.08
75	3,393	0.08
76	6,074	0.14
77	6,074	0.14
78	3,393	0.08
79	3,393	0.08
80	6,073	0.14
81	6,112	0.14
82	6,132	0.14
TOTALS	346,521	7.96

R-6 ZONING REQUIREMENTS

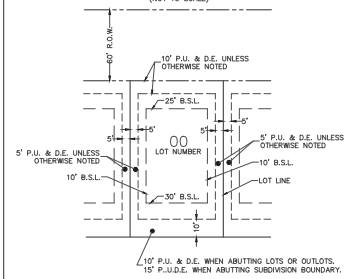
ZONING:	R-6
MULTI-FAMILY UNITS:	63
MULTI-FAMILY LOTS:	14

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	15'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	12,244 SF
MIN. LOT WIDTH:	80'	100'
MIN. LOT AREA PER UNIT:	3,000 SF	3,388 SF
LOT COVERAGE:	65% MAX.	65%

SUMMARY TABLE FOR R-6 LOT SIZES (PER BLDG.)

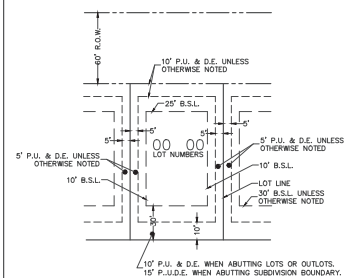
BLDG.	LOTS	SIZE (SQ. FT.)	SIZE (ACRE)
1	20–23	21,845	0.50
2	24–27	21,043	0.48
3	28–31	18,909	0.43
4	32–35	18,932	0.43
5	36–39	18,932	0.43
6	40–43	19,029	0.43
7	44–47	25,117	0.58
8	48–51	26,294	0.60
9	52–55	19,146	0.44
10	56–57	15,194	0.35
11	58–61	27,824	0.64
12	62–64	25,454	0.58
13	65–68	19,759	0.45
14	69–72	18,933	0.43
15	73–76	18,933	0.43
16	77–80	18,933	0.43
17	81–82	12,244	0.28
TOTALS	63 LOTS	346,521	7.96

TYPICAL SINGLE FAMILY LOT DETAIL
(NOT TO SCALE)



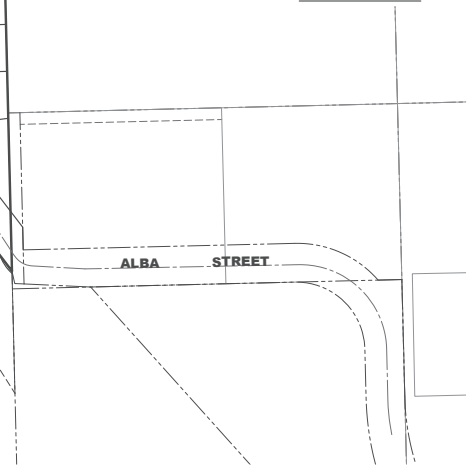
1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

TYPICAL MULTI-FAMILY LOT DETAIL
(NOT TO SCALE)



1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

LOT DETAILS



1 OF 3	PROJECT INFORMATION Project No.: 25-0017 Scale: 1" = 100' Date: 02-20-2026 Design By: SDS Drawn By: NSM Checked By: SDS	DESIGNTEK ENGINEERING, INC. CONSULTING, CIVIL ENGINEERING & LAND SURVEYING 9930 W. 190TH STREET, SUITE L MOKENA, ILLINOIS 60448 (708) 326-4961 FAX: (708) 326-4962 IL PROF. LIC. NO.: 184-003740	PRELIMINARY P.U.D. FOR COPPER RIDGE WEST LEMONT, ILLINOIS	TETON DEVELOPMENT, LLC 565 VILLAGE CENTER DRIVE BURR RIDGE, ILLINOIS 60527 (630) 920-9430

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	07-17-26	PER VILLAGE REVIEW	SDS

L:\Projects\2025\25-0017\Engineering\DWG\Preliminary\25-0017 PE SDS 2.dwg Plot Date:7/17/2026 12:09:36 PM By:sschreiner

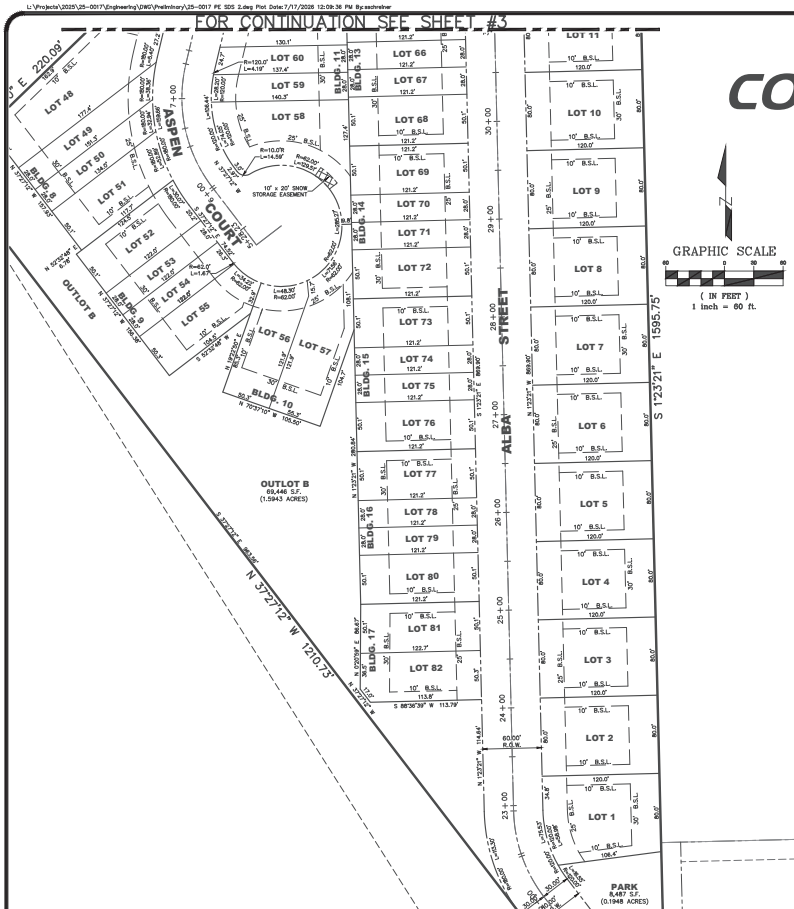
FOR CONTINUATION SEE SHEET #3

PRELIMINARY P.U.D. - SOUTH

FOR

COPPER RIDGE WEST

LEMONT, ILLINOIS



SITE AREA DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES
R.O.W. DEDICATION TO VILLAGE (DEVELOPED):	175,530 SQ. FT. OR 4.03 ACRES
R.O.W. DEDICATION TO VILLAGE (FUTURE):	1,683 SQ. FT. OR 0.04 ACRES
SINGLE FAMILY LOTS:	196,191 SQ. FT. OR 4.50 ACRES
MULTI FAMILY LOTS:	346,521 SQ. FT. OR 7.96 ACRES
OUT LOT A (OPEN SPACE & STORM WATER):	119,628 SQ. FT. OR 2.75 ACRES
OUT LOT A (UNDEVELOPED):	266,451 SQ. FT. OR 6.12 ACRES
OUT LOT B (OPEN SPACE):	68,577 SQ. FT. OR 1.57 ACRES
OUT LOT C (OPEN SPACE):	8,111 SQ. FT. OR 0.19 ACRES
OUT LOT D (OPEN SPACE & STORM WATER):	68,576 SQ. FT. OR 1.57 ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES

R-6 ZONING REQUIREMENTS

ZONING:	R-6
MULTI-FAMILY UNITS:	63
MULTI-FAMILY LOTS:	14

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	15'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	12,244 SF
MIN. LOT WIDTH:	80'	100'
MIN. LOT AREA PER UNIT:	3,000 SF	3,388 SF
LOT COVERAGE:	65% MAX.	65%

R-5A ZONING REQUIREMENTS

ZONING:	R-5A
SINGLE-FAMILY LOTS:	19

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	10'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	9,600 SF
MIN. LOT WIDTH:	75'	80'
MIN. LOT AREA PER UNIT:	3,000 SF	9,600 SF
LOT COVERAGE:	65% MAX.	55.00%

SUMMARY TABLE OF R-6 LOT SIZES (INDIVIDUAL)

52	6,140	0.14
53	3,416	0.08
54	3,416	0.08
55	6,175	0.14
56	6,256	0.14
57	8,938	0.21
69	6,074	0.14
70	3,393	0.08
71	3,393	0.08
72	6,073	0.14
73	6,074	0.14
74	3,393	0.08
75	3,393	0.08
76	6,074	0.14
77	6,074	0.14
78	3,393	0.08
79	3,393	0.08
80	6,073	0.14
81	6,112	0.14
82	6,132	0.14

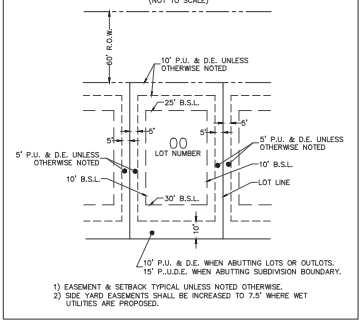
SUMMARY TABLE OF R-5A LOT SIZES

1	10,104	0.23
2	9,600	0.22
3	9,600	0.22
4	9,600	0.22
5	9,600	0.22
6	9,600	0.22
7	9,600	0.22
8	9,600	0.22
9	9,600	0.22

SUMMARY TABLE FOR R-6 LOT SIZES (PER BLDG.)

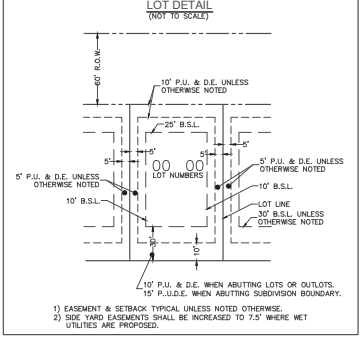
BLDG.	LOTS	SIZE (SQ. FT.)	SIZE (ACRE)
1	20–23	21,845	0.50
2	24–27	21,043	0.48
3	28–31	18,909	0.43
4	32–35	18,932	0.43
5	36–39	18,932	0.43
6	40–43	19,029	0.43
7	44–47	25,117	0.58
8	48–51	26,294	0.60
9	52–55	19,146	0.44
10	56–57	15,194	0.35
11	58–61	27,824	0.64
12	62–64	25,454	0.58
13	65–68	19,759	0.45
14	69–72	18,933	0.43
15	73–76	18,933	0.43
16	77–80	18,933	0.43
17	81–82	12,244	0.28
TOTALS	63 LOTS	346,521	7.96

TYPICAL SINGLE FAMILY LOT DETAIL
(NOT TO SCALE)



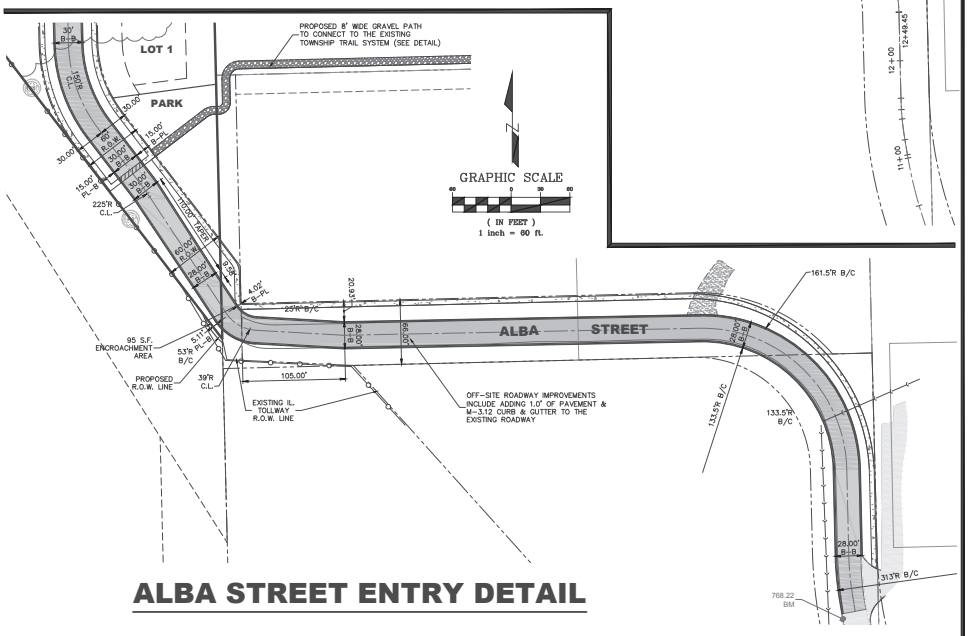
1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

TYPICAL MULTI-FAMILY LOT DETAIL
(NOT TO SCALE)



1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

LOT DETAILS



ALBA STREET ENTRY DETAIL

2 OF 3	PROJECT INFORMATION Project No.: 25-0017 Scale: 1" = 60' Date: 02-20-2026 Design By: SDS Drawn By: NSM Checked By: SDS	DESIGNTEK ENGINEERING, INC. CONSULTING, CIVIL ENGINEERING & LAND SURVEYING 9930 W. 190TH STREET, SUITE L MOKENA, ILLINOIS 60448 (708) 326-4961 FAX: (708) 326-4962 IL PROF. LIC. NO.: 184-003740	PRELIMINARY P.U.D. FOR COPPER RIDGE WEST LEMONT, ILLINOIS	TETON DEVELOPMENT, LLC 565 VILLAGE CENTER DRIVE BURR RIDGE, ILLINOIS 60527 (630) 920-9430

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	07-17-26	PER VILLAGE REVIEW	SDS

L:\Projects\2025\25-0017\Engineering\DWG\Preliminary\25-0017 PE SDS 2.dwg Plot Date:7/17/2026 12:08:44 PM By:sschreiner

PRELIMINARY P.U.D. - NORTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

SITE AREA DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR	28.92 ACRES
R.O.W. DEDICATION TO VILLAGE (DEVELOPED):	175,530 SQ. FT. OR	4.03 ACRES
R.O.W. DEDICATION TO VILLAGE (FUTURE):	1,683 SQ. FT. OR	0.04 ACRES
SINGLE FAMILY LOTS:	196,191 SQ. FT. OR	4.50 ACRES
MULTI FAMILY LOTS:	346,521 SQ. FT. OR	7.96 ACRES
OUT LOT A (OPEN SPACE & STORM WATER):	119,628 SQ. FT. OR	2.75 ACRES
OUT LOT A (UNDEVELOPED):	266,451 SQ. FT. OR	6.12 ACRES
OUT LOT B (OPEN SPACE):	68,577 SQ. FT. OR	1.57 ACRES
OUT LOT C (OPEN SPACE):	8,111 SQ. FT. OR	0.19 ACRES
OUT LOT D (OPEN SPACE & STORM WATER):	68,576 SQ. FT. OR	1.57 ACRES
PARK SITE:	8,487 SQ. FT. OR	0.19 ACRES

GRAPHIC SCALE
0 60 120
(IN FEET)
1 inch = 60 ft.

R-6 ZONING REQUIREMENTS

ZONING:	R-6	
MULTI-FAMILY UNITS:	63	
MULTI-FAMILY LOTS:	14	
SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	15'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	12,244 SF
MIN. LOT WIDTH:	80'	100'
MIN. LOT AREA PER UNIT:	3,000 SF	3,388 SF
LOT COVERAGE:	65% MAX.	65%

R-5A ZONING REQUIREMENTS

ZONING:	R-5A	
SINGLE-FAMILY LOTS:	19	
SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	10'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	9,600 SF
MIN. LOT WIDTH:	75'	80'
MIN. LOT AREA PER UNIT:	3,000 SF	9,600 SF
LOT COVERAGE:	65% MAX.	55.00%

SUMMARY TABLE OF R-6 LOT SIZES (INDIVIDUAL)

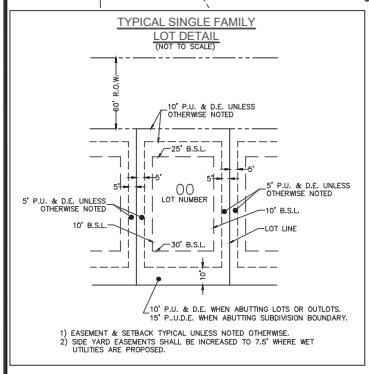
20	6,733	0.15
21	4,303	0.10
22	3,880	0.09
23	6,928	0.16
24	7,839	0.18
25	3,616	0.08
26	3,388	0.08
27	6,200	0.14
28	6,050	0.14
29	3,393	0.08
30	3,393	0.08
31	6,073	0.14
32	6,073	0.14
33	3,393	0.08
34	3,393	0.08
35	6,073	0.14
36	6,073	0.14
37	3,393	0.08
38	3,393	0.08
39	6,073	0.14
40	6,073	0.14
41	3,393	0.08
42	3,393	0.08
43	6,170	0.14
44	9,106	0.21
45	3,393	0.08
46	3,392	0.08
47	9,226	0.21
48	11,501	0.26
49	4,575	0.11
50	3,977	0.09
51	6,241	0.14
58	10,418	0.24
59	3,903	0.09
60	3,745	0.09
61	9,757	0.22
62	8,750	0.20
63	4,955	0.11
64	11,749	0.27
65	6,900	0.16
66	3,393	0.08
67	3,393	0.08
68	6,073	0.14

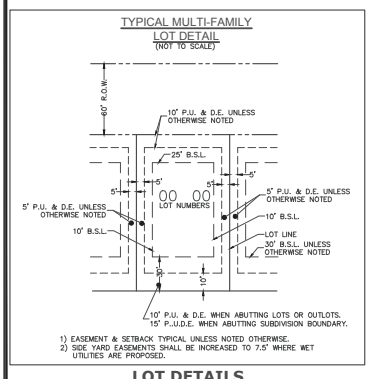
SUMMARY TABLE OF R-5A LOT SIZES

10	9,600	0.22
11	9,600	0.22
12	10,635	0.24
13	11,795	0.27
14	11,317	0.26
15	11,317	0.26
16	10,107	0.23
17	12,116	0.28
18	10,528	0.24
19	12,272	0.28

SUMMARY TABLE FOR R-6 LOT SIZES (PER BLDG.)

BLDG.	LOTS	SIZE (SQ. FT.)	SIZE (ACRE)
1	20–23	21,845	0.50
2	24–27	21,043	0.48
3	28–31	18,909	0.43
4	32–35	18,932	0.43
5	36–39	18,932	0.43
6	40–43	19,029	0.43
7	44–47	25,117	0.58
8	48–51	26,294	0.60
9	52–55	19,146	0.44
10	56–57	15,194	0.35
11	58–61	27,824	0.64
12	62–64	25,454	0.58
13	65–68	19,759	0.45
14	69–72	18,933	0.43
15	73–76	18,933	0.43
16	77–80	18,933	0.43
17	81–82	12,244	0.28
TOTALS	63 LOTS	346,521	7.96





LOT DETAILS

FOR CONTINUATION SEE SHEET #2

3 OF 3	
PROJECT INFORMATION	
Project No.: 25-0017	
Scale: 1" = 60'	
Date: 02-20-2026	
Design By: SDS	
Drawn By: NSM	
Checked By: SDS	

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

PRELIMINARY P.U.D.
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

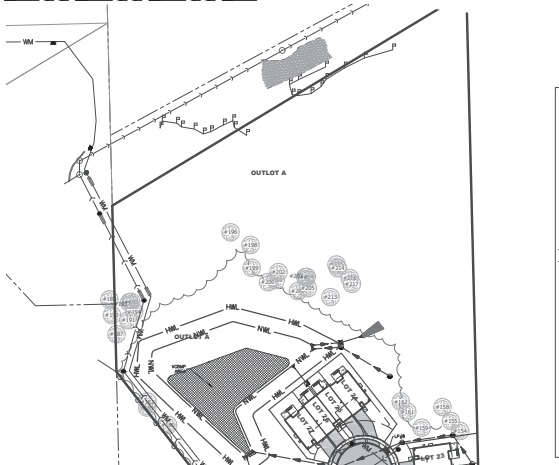
REVISIONS

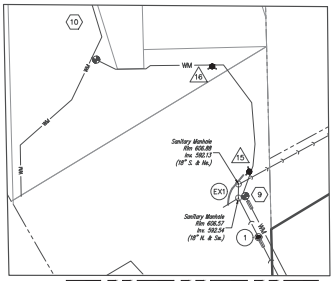
NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	07-17-26	PER VILLAGE REVIEW	SDS

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PRELIMINARY ENGINEERING - OVERALL UTILITY PLAN
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

FOR CONTINUATION
SEE INSET @ RIGHT





FOR CONTINUATION
SEE ABOVE LEFT

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXXX.X	SPOT GRADES	TF=XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF=XXX.XX
FG XXX.XX	FINISH GRADE	FG=XXX.XX
FF XXX.XX	FINISH FLOOR	FF=XXX.XX
GF XXX.XX	GARAGE FLOOR	GF=XXX.XX

TOPOGRAPHIC SUREY LEGEND & ABBREVIATIONS

LEGEND

- ANCHOR
- POWER POLE
- TELEPHONE PEDESTAL
- PIPELINE MARKER
- BENCHMARK
- FLARED END SECTION
- CLOSED LID MANHOLE
- WATER VALVE
- FIR FOUND IRON ROD/REBAR
- FIP FOUND IRON PIPE
- FBM FOUND BRASS MONUMENT

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
(###.##')	RECORD/DEED
###.##'	MEASURED
S.F.	SQUARE FEET
###.##	EXIST. SPOT ELEVATION
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
FES	FLARED END SECTION

EXISTING HATCHING

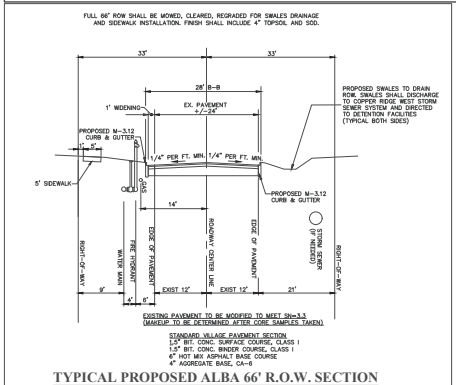
- EXISTING ASPHALT SURFACE
- EXISTING GRAVEL SURFACE

PROJECT DATA - UNIT COUNTS AND ACREAGE

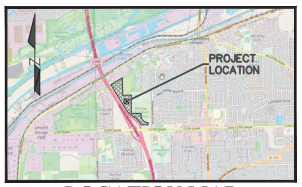
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SINGLE FAMILY RESIDENTIAL LOTS:	196,191 SQ. FT. OR 4.50 ACRES
MULTI FAMILY RESIDENTIAL LOTS:	346,521 SQ. FT. OR 7.96 ACRES
UNDEVELOPED AREAS (NATURALIZED):	266,451 SQ. FT. OR 6.12 ACRES
OUT LOTS (STORM WATER/OPEN SPACE):	273,279 SQ. FT. OR 6.27 ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES
ROW (DEVELOPED) DEDICATED TO VILLAGE:	175,530 SQ. FT. OR 4.03 ACRES
ROW (UNDEVELOPED) DEDICATED TO VILLAGE:	1,683 SQ. FT. OR 0.04 ACRES
NUMBER OF SINGLE FAMILY LOTS PROPOSED:	19
NUMBER OF MULTI-FAMILY LOTS/UNITS PROPOSED:	63
NUMBER OF MULTI-FAMILY UNITS BUILDINGS:	14
TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED:	82
MULTI-FAMILY IMPERVIOUS AREA:	195,849 SQ. FT.
SINGLE FAMILY IMPERVIOUS AREA:(55% OF LOT AREA):	107,905 SQ. FT.
GRAVEL PATH IN PARK:	639 SQ. FT.
PUBLIC ROW IMPERVIOUS AREAS (ROAD, CURB, DRIVE APRONS, SIDEWALK):	134,375 SQ. FT.
TOTAL IMPERVIOUS AREA:	438,768 SQ. FT.
SINGLE FAMILY LOT COVERAGE:	= 107,905 SQ FT/196,191 SQ FT = 55.00%
MULTI FAMILY LOT COVERAGE:	= 195,849 SQ FT/346,521 SQ FT = 56.52%
TOTAL PONDS NWL AREA:	1.07 ACRES
TOTAL PONDS HWL AREA:	2.08 ACRES

PRELIMINARY ENGINEERING NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE VILLAGE OF LEMONT UDO.
2. APPROPRIATE EASEMENTS FOR ALL UTILITIES OUTSIDE OF THE DEDICATED RIGHT-OF-WAY AND FOR STORMWATER DETENTION FACILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE FINAL PLAT OF SUBDIVISION.
3. ALL MATERIALS USED IN CONSTRUCTION SHALL CONFORM TO THE VILLAGE OF LEMONT UDO AND APPROVED STANDARDS.
4. ALL MAINLINE SANITARY SEWER SHALL BE 8" (INCHES) UNLESS NOTED OTHERWISE ON THE PLAN. ALL MAINLINE SANITARY SEWERS SHALL BE PVC, ASTM D-3034, SDR 26.
5. ALL MAINLINE WATERMAIN SHALL BE 8" (INCHES) UNLESS OTHERWISE NOTED ON THE PLAN. ALL WATERMAIN SHALL BE DUCTILE IRON, THICKNESS CL 52, CEMENT LINED. WATERMAIN SHALL HAVE A MINIMUM COVER OF 5.5' (FEET).
6. ALL MAINLINE STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE. SIZE TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. (PVC STORM SEWER MAY BE USED IN REAR YARDS.)
7. PUBLIC STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THE VILLAGE OF LEMONT UDO STANDARDS.
8. PROPOSED ELEVATIONS, GRADING, UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
9. VILLAGE ENGINEER SHALL BE GIVEN 48 HOURS NOTICE OF INTENDED TIME OF STARTED WORK.
10. VCBMP = VOLUME CONTROL BEST MANAGEMENT PRACTICES.
11. WO = WALKOUT BASEMENT & LO = LOOK OUT BASEMENT.



TYPICAL PROPOSED ALBA 66' R.O.W. SECTION



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
100 0 100
(IN FEET)
1 inch = 100 ft.

SANITARY STRUCTURES (XX)

EXT	EXISTING 48" M.H., C.L. RIM 606.57 INV 592.54 (18", N&SW) PR. INV =593.37 (8",S)	11	48" M.H., C.L. RIM 727.60 INV 719.90
1	48" M.H., C.L. RIM 601.00 INV 593.74	12	48" M.H., C.L. RIM 730.20 INV 721.70
2	48" M.H., C.L. RIM 680.50 INV 666.37	13	48" M.H., C.L. RIM 731.90 INV 723.40
3	48" M.H., C.L. RIM 689.20 INV 680.70	14	48" M.H., C.L. RIM 743.00 INV 734.50
4	48" M.H., C.L. RIM 702.80 INV 692.38	15	48" M.H., C.L. RIM 752.20 INV 743.11
5	48" M.H., C.L. RIM 701.50 INV 693.00	16	48" M.H., C.L. RIM 752.60 INV 744.10
6	48" M.H., C.L. RIM 704.60 INV 695.72	17	48" M.H., C.L. RIM 732.80 INV 724.00
7	48" M.H., C.L. RIM 705.00 INV 696.50	18	48" M.H., C.L. RIM 736.80 INV 728.30
8	48" M.H., C.L. RIM 713.10 INV 704.60	19	48" M.H., C.L. RIM 740.00 INV 731.50
9	48" M.H., C.L. RIM 722.30 INV 713.80	20	48" M.H., C.L. RIM 742.00 INV 734.00
10	48" M.H., C.L. RIM 725.40 INV 716.90		

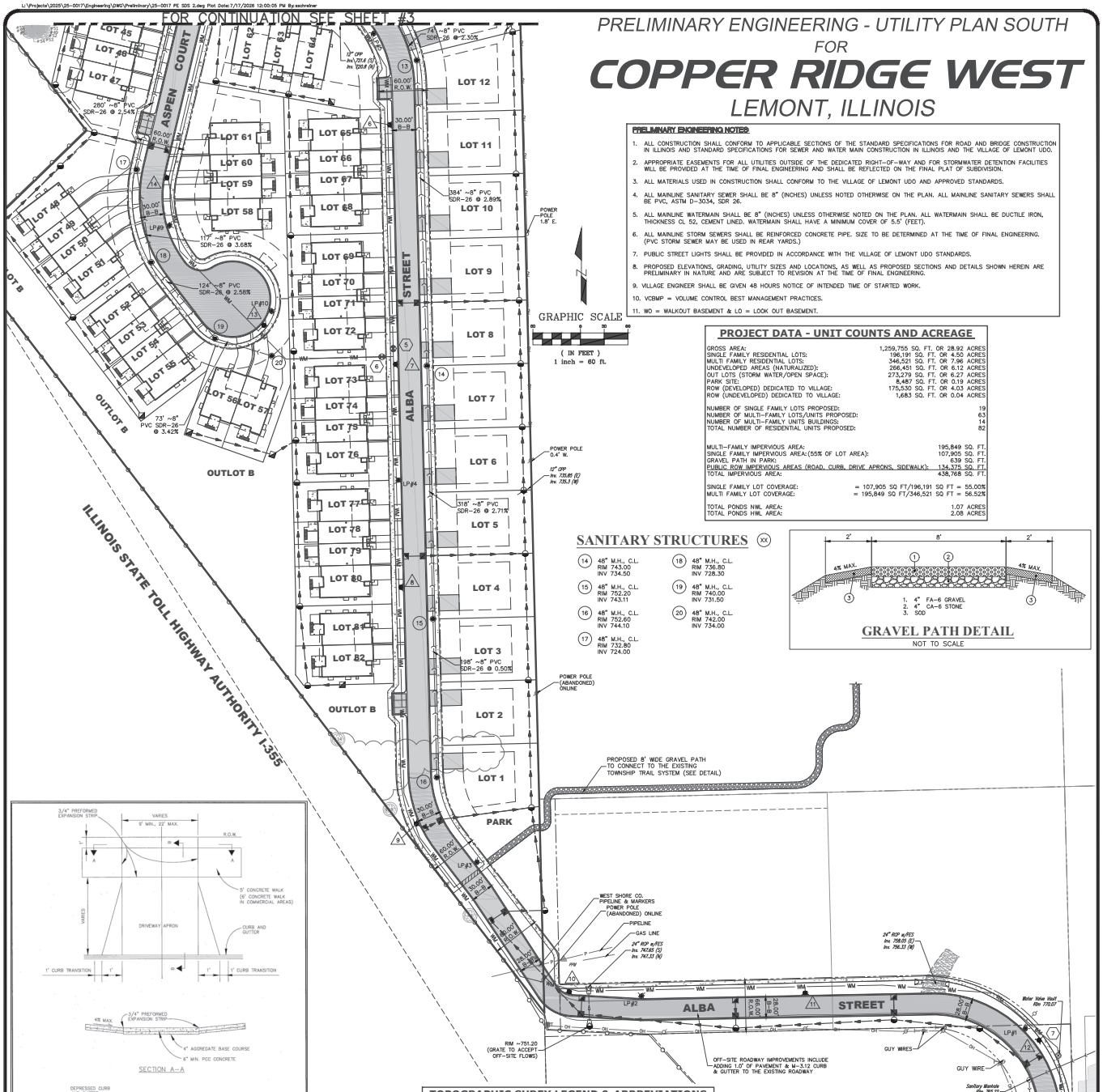
Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOISICALL.COM

1 OF 7	PROJECT INFORMATION Project No.: 25-0017 Scale: 1" = 100' Date: 02-20-2026 Design By: SDS Drawn By: NSM Checked By: SDS	DESIGNTEK ENGINEERING, INC. CONSULTING, CIVIL ENGINEERING & LAND SURVEYING 9930 W. 190TH STREET, SUITE L MOKENA, ILLINOIS 60448 (708) 326-4961 FAX: (708) 326-4962 IL PROF. LIC. NO.: 184-003740	PRELIMINARY ENGINEERING PLANS FOR COPPER RIDGE WEST LEMONT, ILLINOIS	TETON DEVELOPMENT, LLC 565 VILLAGE CENTER DRIVE BURR RIDGE, ILLINOIS 60527 (630) 920-9430	REVISIONS NO. DATE DESCRIPTION BY 1 04-15-26 PER VILLAGE REVIEW SDS 2 05-26-26 PER VILLAGE REVIEW: ADDED PARKING SDS 3 07-07-26 PER VILLAGE REVIEW: ADDED PARKING SDS 4 07-17-26 PER VILLAGE REVIEW: WALK & TRAILS SDS

PRELIMINARY ENGINEERING: OVERALL UTILITY PLAN

FOR CONTINUATION SEE SHEET #3

PRELIMINARY ENGINEERING - UTILITY PLAN SOUTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS



PRELIMINARY ENGINEERING NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE VILLAGE OF LEMONT UDO.
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3. ALL MATERIALS USED IN CONSTRUCTION SHALL CONFORM TO THE VILLAGE OF LEMONT UDO AND APPROVED STANDARDS.
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5. ALL MAINLINE WATERMAIN SHALL BE 8" (INCHES) UNLESS OTHERWISE NOTED ON THE PLAN. ALL WATERMAIN SHALL BE DUCTILE IRON, THICKNESS CL 52, CEMENT LINED. WATERMAIN SHALL HAVE A MINIMUM COVER OF 5.5' (FEET).
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9. VILLAGE ENGINEER SHALL BE GIVEN 48 HOURS NOTICE OF INTENDED TIME OF STARTED WORK.
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11. WO = WALKOUT BASEMENT & LO = LOOK OUT BASEMENT.

PROJECT DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES	
SINGLE FAMILY RESIDENTIAL LOTS:	196,191 SQ. FT. OR 4.50 ACRES	
MULTI FAMILY RESIDENTIAL LOTS:	346,521 SQ. FT. OR 7.96 ACRES	
UNDEVELOPED AREAS (NATURALIZED):	266,451 SQ. FT. OR 6.12 ACRES	
OUT LOTS (STORM WATER/OPEN SPACE):	273,279 SQ. FT. OR 6.27 ACRES	
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NUMBER OF MULTI-FAMILY LOTS/UNITS PROPOSED:		63
NUMBER OF MULTI-FAMILY UNITS BUILDINGS:		14
TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED:		82
MULTI-FAMILY IMPERVIOUS AREA:		195,849 SQ. FT.
SINGLE FAMILY IMPERVIOUS AREA:(55% OF LOT AREA):		107,905 SQ. FT.
GRAVEL PATH IN PARK:		639 SQ. FT.
PUBLIC ROW IMPERVIOUS AREAS (ROAD, CURB, DRIVE APRONS, SIDEWALK):		134,375 SQ. FT.
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TOTAL PONDS NWL AREA:		1.07 ACRES
TOTAL PONDS HWL AREA:		2.08 ACRES

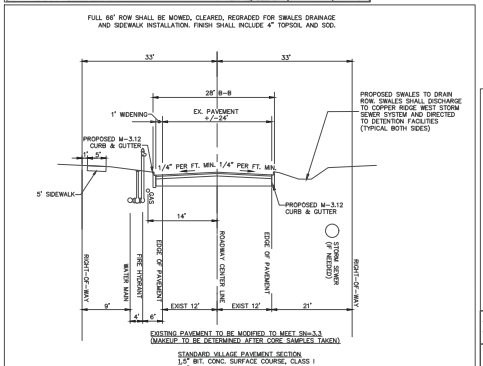
SANITARY STRUCTURES (XX)

(14) 48" M.H., C.L. RIM 743.00 INV 734.50
(15) 48" M.H., C.L. RIM 752.20 INV 743.11
(16) 48" M.H., C.L. RIM 752.60 INV 744.10
(17) 48" M.H., C.L. RIM 732.80 INV 724.00
(18) 48" M.H., C.L. RIM 736.80 INV 728.30
(19) 48" M.H., C.L. RIM 740.00 INV 731.50
(20) 48" M.H., C.L. RIM 742.00 INV 734.00

GRAVEL PATH DETAIL
NOT TO SCALE

NOTES:
DRIVEWAY PAVEMENT ALTERNATES:
(A) 6" PC CONCRETE
4" COMPACTED AGGREGATE BASE COURSE (CA6)
(B) 2.5" BITUMINOUS CONCRETE SURFACE, CLASS I
6" COMPACTED AGGREGATE BASE COURSE (CA6)

VILLAGE OF LEMONT
RESIDENTIAL DRIVEWAY
REV. 6/23/08 | 12/10/01 | NO. LS-5 | REV. 2



TYPICAL PROPOSED ALBA 66' R.O.W. SECTION
NOT TO SCALE

TOPOGRAPHIC SUREY LEGEND & ABBREVIATIONS

LEGEND

- ANCHOR
- POWER POLE
- TELEPHONE PEDESTAL
- PIPELINE MARKER
- BENCHMARK
- FLARED END SECTION
- CLOSED LID MANHOLE
- WATER VALVE
- FIR FOUND IRON ROD/REBAR
- FIP FOUND IRON PIPE
- FBM FOUND BRASS MONUMENT

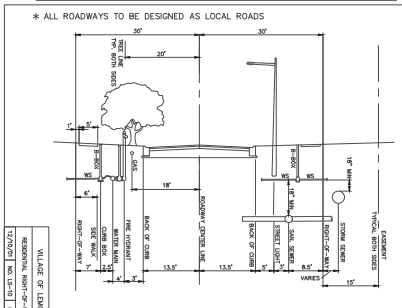
ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
(###.##)	RECORD/DEED
###.##	MEASURED
S.F.	SQUARE FEET
###.##	EXIST. SPOT ELEVATION
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
FES	FLARED END SECTION

EXISTING HATCHING

- EXISTING ASPHALT SURFACE
- EXISTING GRAVEL SURFACE

* ALL ROADWAYS TO BE DESIGNED AS LOCAL ROADS



VILLAGE OF LEMONT
RESIDENTIAL RIGHT-OF-WAY
REV. 2 | 12/10/01 | NO. LS-10

LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
SS	SS	SANITARY SERVICE
		SANITARY MANHOLE
		STORM SEWER
		STORM SERVICE
		CATCH BASIN
		OPEN LID STORM MANHOLE
		CLOSED LID STORM MANHOLE
		STORM INLET
		FLARED END SECTION
WM	WM	WATER MAIN
WS	WS	WATER SERVICE
		VALVE VAULT
		B-BOX
		HYDRANT
		VALVE BOX
		STREET LIGHT
		UTILITY POLE
		RETAINING WALL
		SILT FENCE
XXX	XXX	CONTOUR
FM	FM	FORCE MAIN
XXX.X x	TF=XXX.XXx	SPOT GRADES
		OVERFLOW ARROW
TF XXX.XX	TF=XXX.XX	TOP OF FOUNDATION
FG XXX.XX	FG=XXX.XX	FINISH GRADE
FF XXX.XX	FF=XXX.XX	FINISH FLOOR
GF XXX.XX	GF=XXX.XX	GARAGE FLOOR

Call Before You Dig
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CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM

2 OF 7	
PROJECT INFORMATION	
Project No.: 25-0017	
Scale: 1" = 60'	
Date: 02-20-2026	
Design By: SDS	
Drawn By: NSM	
Checked By: SDS	

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

PRELIMINARY ENGINEERING PLANS FOR COPPER RIDGE WEST LEMONT, ILLINOIS

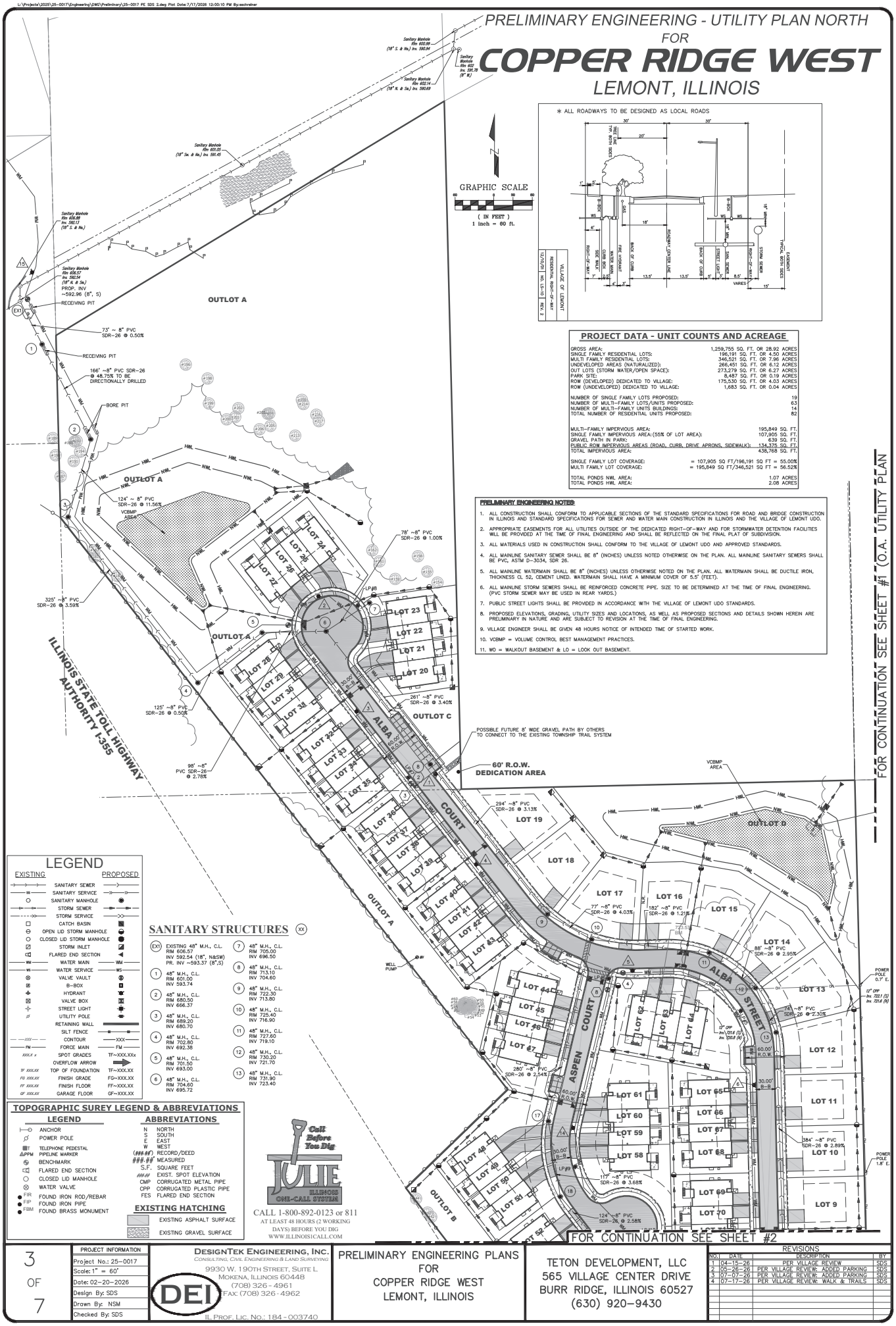
TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	05-26-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
3	07-07-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
4	07-17-26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

L:\Projects\2025\25-0017\Engineering\DWG\Preliminary\25-0017 PE SDS 2.dwg Plot Date:7/17/2026 12:00:10 PM By:sschreiner

PRELIMINARY ENGINEERING - UTILITY PLAN NORTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS



PROJECT DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES
SINGLE FAMILY RESIDENTIAL LOTS:	196,191 SQ. FT. OR 4.50 ACRES
MULTI FAMILY RESIDENTIAL LOTS:	346,521 SQ. FT. OR 7.96 ACRES
UNDEVELOPED AREAS (NATURALIZED):	266,451 SQ. FT. OR 6.12 ACRES
OUT LOTS (STORM WATER/OPEN SPACE):	273,279 SQ. FT. OR 6.27 ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES
ROW (DEVELOPED) DEDICATED TO VILLAGE:	175,530 SQ. FT. OR 4.03 ACRES
ROW (UNDEVELOPED) DEDICATED TO VILLAGE:	1,683 SQ. FT. OR 0.04 ACRES
NUMBER OF SINGLE FAMILY LOTS PROPOSED:	19
NUMBER OF MULTI-FAMILY LOTS/UNITS PROPOSED:	63
NUMBER OF MULTI-FAMILY UNITS BUILDINGS:	14
TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED:	82
MULTI-FAMILY IMPERVIOUS AREA:	195,849 SQ. FT.
SINGLE FAMILY IMPERVIOUS AREA: (55% OF LOT AREA):	107,905 SQ. FT.
GRAVEL PATH IN PARK:	639 SQ. FT.
PUBLIC ROW IMPERVIOUS AREAS (ROAD, CURB, DRIVE APRONS, SIDEWALK):	134,375 SQ. FT.
TOTAL IMPERVIOUS AREA:	438,768 SQ. FT.
SINGLE FAMILY LOT COVERAGE:	= 107,905 SQ FT/196,191 SQ FT = 55.00%
MULTI FAMILY LOT COVERAGE:	= 195,849 SQ FT/346,521 SQ FT = 56.52%
TOTAL PONDS NWL AREA:	1.07 ACRES
TOTAL PONDS HWL AREA:	2.08 ACRES

PRELIMINARY ENGINEERING NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE VILLAGE OF LEMONT UDO.
2. APPROPRIATE EASEMENTS FOR ALL UTILITIES OUTSIDE OF THE DEDICATED RIGHT-OF-WAY AND FOR STORMWATER DETENTION FACILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE FINAL PLAT OF SUBDIVISION.
3. ALL MATERIALS USED IN CONSTRUCTION SHALL CONFORM TO THE VILLAGE OF LEMONT UDO AND APPROVED STANDARDS.
4. ALL MAINLINE SANITARY SEWER SHALL BE 8" (INCHES) UNLESS NOTED OTHERWISE ON THE PLAN. ALL MAINLINE SANITARY SEWERS SHALL BE PVC, ASTM D-3034, SDR 26.
5. ALL MAINLINE WATERMAIN SHALL BE 8" (INCHES) UNLESS OTHERWISE NOTED ON THE PLAN. ALL WATERMAIN SHALL BE DUCTILE IRON, THICKNESS CL 52, CEMENT LINED. WATERMAIN SHALL HAVE A MINIMUM COVER OF 5.5' (FEET).
6. ALL MAINLINE STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE. SIZE TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. (PVC STORM SEWER MAY BE USED IN REAR YARDS.)
7. PUBLIC STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THE VILLAGE OF LEMONT UDO STANDARDS.
8. PROPOSED ELEVATIONS, GRADING, UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
9. VILLAGE ENGINEER SHALL BE GIVEN 48 HOURS NOTICE OF INTENDED TIME OF STARTED WORK.
10. VCBMP = VOLUME CONTROL BEST MANAGEMENT PRACTICES.
11. WO = WALKOUT BASEMENT & LO = LOOK OUT BASEMENT.

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXX.X x	SPOT GRADES	TF-XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF-XXX.XX
FG XXX.XX	FINISH GRADE	FG-XXX.XX
FF XXX.XX	FINISH FLOOR	FF-XXX.XX
GF XXX.XX	GARAGE FLOOR	GF-XXX.XX

SANITARY STRUCTURES (XX)

EX	EXISTING 48" M.H., C.L. RIM 606.57 INV 592.54 (18", N&SW) PR. INV ~593.37 (8"S)	7	48" M.H., C.L. RIM 705.00 INV 696.50
1	48" M.H., C.L. RIM 601.00 INV 593.74	8	48" M.H., C.L. RIM 713.10 INV 704.60
2	48" M.H., C.L. RIM 680.50 INV 666.37	9	48" M.H., C.L. RIM 722.30 INV 713.80
3	48" M.H., C.L. RIM 689.20 INV 680.70	10	48" M.H., C.L. RIM 725.40 INV 716.90
4	48" M.H., C.L. RIM 702.80 INV 692.38	11	48" M.H., C.L. RIM 727.60 INV 719.10
5	48" M.H., C.L. RIM 701.50 INV 693.00	12	48" M.H., C.L. RIM 730.20 INV 721.70
6	48" M.H., C.L. RIM 704.60 INV 695.72	13	48" M.H., C.L. RIM 731.90 INV 723.40

TOPOGRAPHIC SUREY LEGEND & ABBREVIATIONS

LEGEND

- ANCHOR
- POWER POLE
- TELEPHONE PEDESTAL
- PIPELINE MARKER
- BENCHMARK
- FLARED END SECTION
- CLOSED LID MANHOLE
- WATER VALVE
- FIR FOUND IRON ROD/REBAR
- FIP FOUND IRON PIPE
- FBM FOUND BRASS MONUMENT

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
(####.##)	RECORD/DEED
####.##	MEASURED
S.F.	SQUARE FEET
###.##	EXIST. SPOT ELEVATION
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
FES	FLARED END SECTION

EXISTING HATCHING

- EXISTING ASPHALT SURFACE
- EXISTING GRAVEL SURFACE

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FOR CONTINUATION SEE SHEET #1 (O.A. UTILITY PLAN

FOR CONTINUATION SEE SHEET #2

3 OF 7

PROJECT INFORMATION	
Project No.:	25-0017
Scale:	1" = 60'
Date:	02-20-2026
Design By:	SDS
Drawn By:	NSM
Checked By:	SDS

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DEI
IL PROF. LIC. NO.: 184-003740

PRELIMINARY ENGINEERING PLANS FOR COPPER RIDGE WEST LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

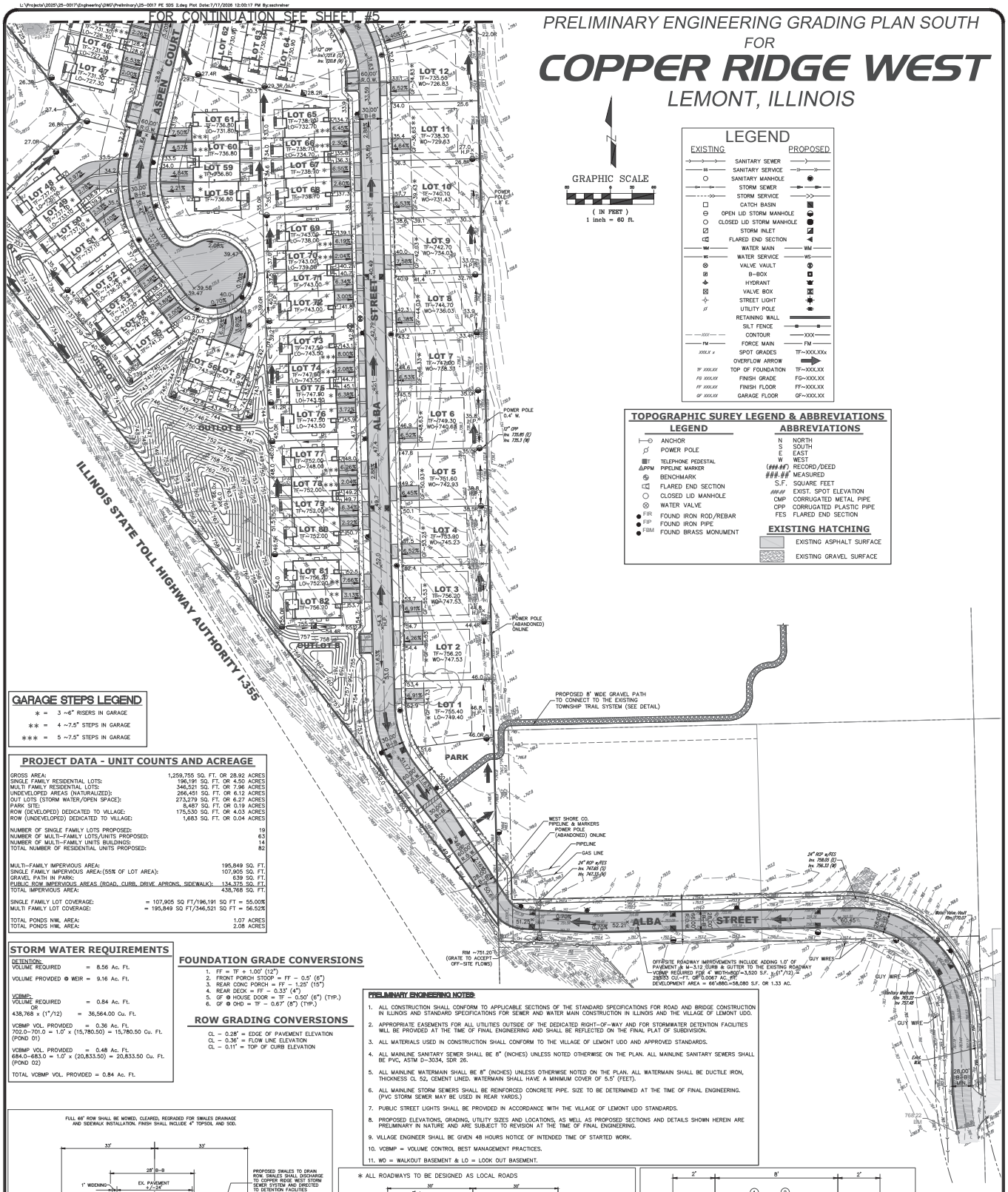
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	05-26-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
3	07-07-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
4	07-17-26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

PRELIMINARY ENGINEERING: UTILITY PLAN – NORTH

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FOR CONTINUATION SEE SHEET #5

PRELIMINARY ENGINEERING GRADING PLAN SOUTH FOR COPPER RIDGE WEST LEMONT, ILLINOIS



LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXX.X x	SPOT GRADES	TF~XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF~XXX.XX
FG XXX.XX	FINISH GRADE	FG~XXX.XX
FF XXX.XX	FINISH FLOOR	FF~XXX.XX
GF XXX.XX	GARAGE FLOOR	GF~XXX.XX

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

TOPOGRAPHIC SUREY LEGEND & ABBREVIATIONS

LEGEND	ABBREVIATIONS	
ANCHOR	N	NORTH
POWER POLE	S	SOUTH
TELEPHONE PEDESTAL	E	EAST
PPM PIPELINE MARKER	W	WEST
BENCHMARK	(###.##)	RECORD/DEED
FLARED END SECTION	###.##	MEASURED
CLOSED LID MANHOLE	S.F.	SQUARE FEET
WATER VALVE	###.##	EXIST. SPOT ELEVATION
FIR FOUND IRON ROD/REBAR	CMP	CORRUGATED METAL PIPE
FIP FOUND IRON PIPE	CPP	CORRUGATED PLASTIC PIPE
FBM FOUND BRASS MONUMENT	FES	FLARED END SECTION

EXISTING HATCHING
EXISTING ASPHALT SURFACE
EXISTING GRAVEL SURFACE

GARAGE STEPS LEGEND

* = 3 ~6" RISERS IN GARAGE
** = 4 ~7.5" STEPS IN GARAGE
*** = 5 ~7.5" STEPS IN GARAGE

PROJECT DATA - UNIT COUNTS AND ACREAGE

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NUMBER OF MULTI-FAMILY LOTS/UNITS PROPOSED:	63
NUMBER OF MULTI-FAMILY UNITS BUILDINGS:	14
TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED:	82
MULTI-FAMILY IMPERVIOUS AREA:	195,849 SQ. FT.
SINGLE FAMILY IMPERVIOUS AREA:(55% OF LOT AREA):	107,905 SQ. FT.
GRAVEL PATH IN PARK:	639 SQ. FT.
PUBLIC ROW IMPERVIOUS AREAS (ROAD, CURB, DRIVE APRONS, SIDEWALK):	134,375 SQ. FT.
TOTAL IMPERVIOUS AREA:	438,768 SQ. FT.
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MULTI FAMILY LOT COVERAGE:	= 195,849 SQ FT/346,521 SQ FT = 56.52%
TOTAL PONDS NWL AREA:	1.07 ACRES
TOTAL PONDS HWL AREA:	2.08 ACRES

STORM WATER REQUIREMENTS

DETENTION:
VOLUME REQUIRED = 8.56 Ac. Ft.

VOLUME PROVIDED @ WEIR = 9.16 Ac. Ft.

VCBMP:
VOLUME REQUIRED = 0.84 Ac. Ft.
OR
438,768 x (1"/12) = 36,564.00 Cu. Ft.

VCBMP VOL. PROVIDED = 0.36 Ac. Ft.
702.0~701.0 = 1.0' x (15,780.50) = 15,780.50 Cu. Ft. (POND 01)

VCBMP VOL. PROVIDED = 0.48 Ac. Ft.
684.0~683.0 = 1.0' x (20,833.50) = 20,833.50 Cu. Ft. (POND 02)

TOTAL VCBMP VOL. PROVIDED = 0.84 Ac. Ft.

FOUNDATION GRADE CONVERSIONS

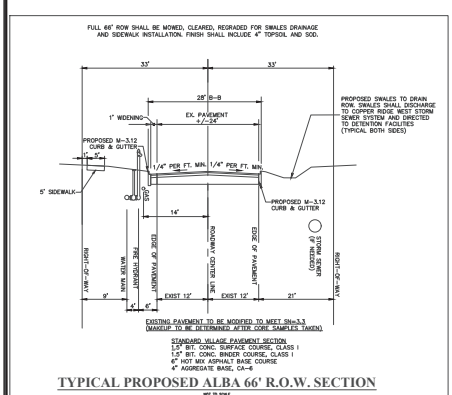
1. FF = TF + 1.00' (12")
2. FRONT PORCH STOOP = FF – 0.5' (6")
3. REAR CONC PORCH = FF – 1.25' (15")
4. REAR DECK = FF – 0.33' (4")
5. GF @ HOUSE DOOR = TF – 0.50' (6") (TYP.)
6. GF @ OHD = TF – 0.67' (8") (TYP.)

ROW GRADING CONVERSIONS

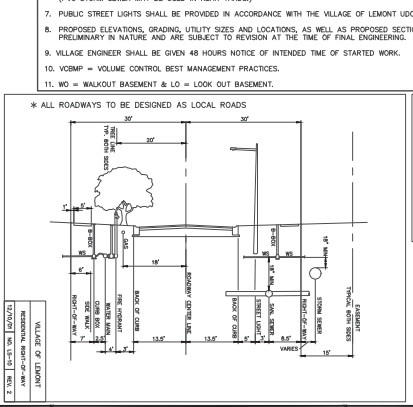
CL – 0.28" = EDGE OF PAVEMENT ELEVATION
CL – 0.36" = FLOW LINE ELEVATION
CL – 0.11" = TOP OF CURB ELEVATION

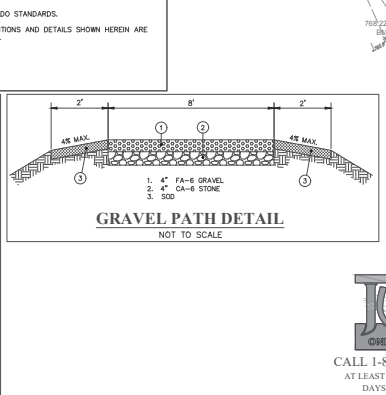
PRELIMINARY ENGINEERING NOTES:

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10. VCBMP = VOLUME CONTROL BEST MANAGEMENT PRACTICES.
11. WO = WALKOUT BASEMENT & LO = LOOK OUT BASEMENT.



TYPICAL PROPOSED ALBA 66' R.O.W. SECTION
NOT TO SCALE





1. 4" FA-6 GRAVEL
2. 4" CA-6 STONE
3. SOD

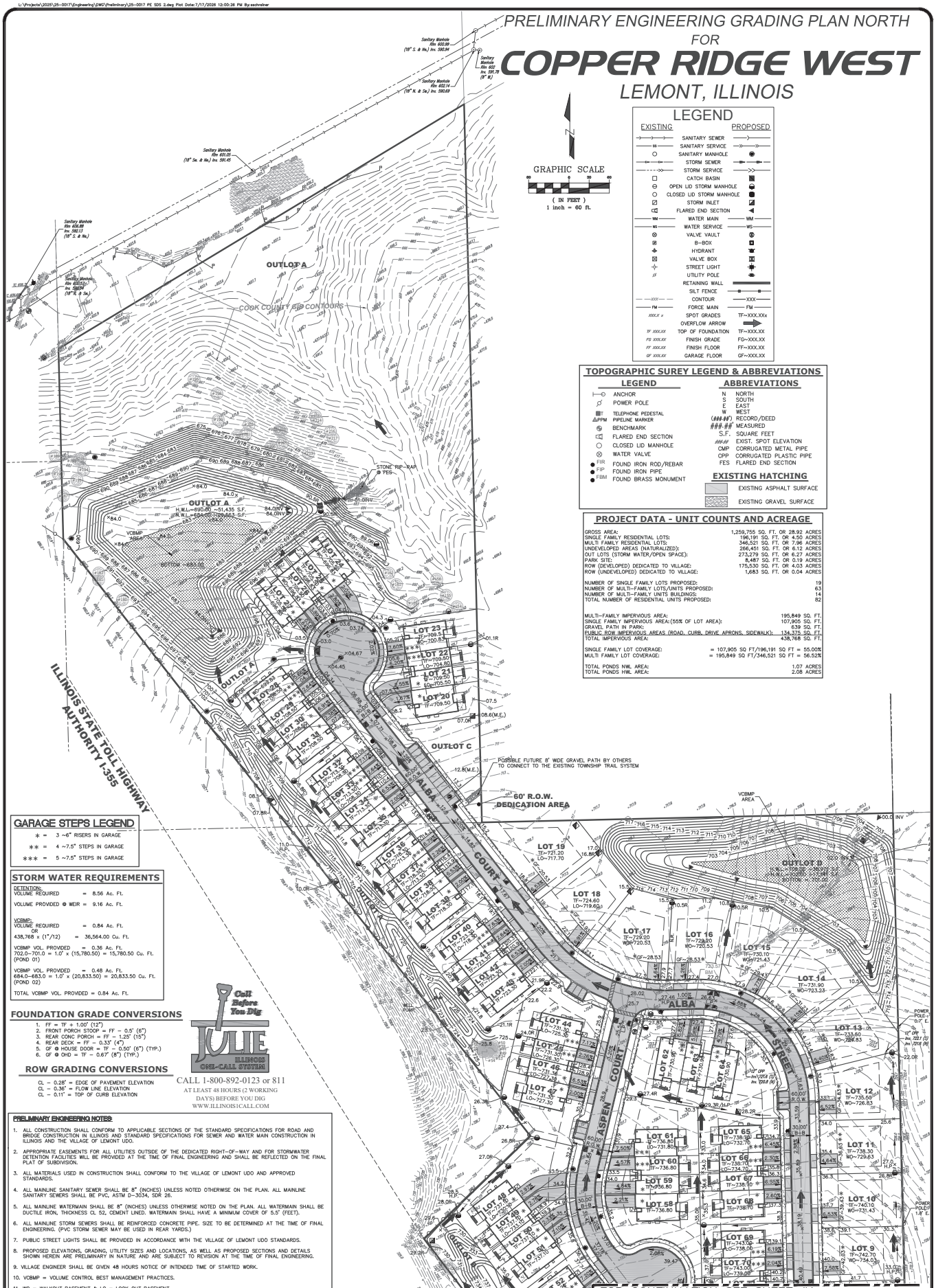
GRAVEL PATH DETAIL
NOT TO SCALE

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JULIE
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CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM

4 OF 7	PROJECT INFORMATION Project No.: 25-0017 Scale: 1" = 60' Date: 02-20-2026 Design By: SDS Drawn By: NSM Checked By: SDS	DESIGNTEK ENGINEERING, INC. CONSULTING, CIVIL ENGINEERING & LAND SURVEYING 9930 W. 190TH STREET, SUITE L MOKENA, ILLINOIS 60448 (708) 326-4961 FAX: (708) 326-4962 IL PROF. LIC. NO.: 184-003740	PRELIMINARY ENGINEERING PLANS FOR COPPER RIDGE WEST LEMONT, ILLINOIS
TETON DEVELOPMENT, LLC 565 VILLAGE CENTER DRIVE BURR RIDGE, ILLINOIS 60527 (630) 920-9430	REVISIONS NO. DATE DESCRIPTION BY 1 04-15-26 PER VILLAGE REVIEW SDS 2 05-26-26 PER VILLAGE REVIEW: ADDED PARKING SDS 3 07-07-26 PER VILLAGE REVIEW: ADDED PARKING SDS 4 07-17-26 PER VILLAGE REVIEW: WALK & TRAILS SDS		

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PRELIMINARY ENGINEERING GRADING PLAN NORTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS



LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
	WATER MAIN	
	WATER SERVICE	
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
	CONTOUR	
	FORCE MAIN	
	SPOT GRADES	
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF=XXX.XX
FG XXX.XX	FINISH GRADE	FG=XXX.XX
FF XXX.XX	FINISH FLOOR	FF=XXX.XX
GF XXX.XX	GARAGE FLOOR	GF=XXX.XX

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(IN FEET)
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TOPOGRAPHIC SUREY LEGEND & ABBREVIATIONS

LEGEND

- ANCHOR
- POWER POLE
- TELEPHONE PEDESTAL
- PIPELINE MARKER
- BENCHMARK
- FLARED END SECTION
- CLOSED LID MANHOLE
- WATER VALVE
- FIR FOUND IRON ROD/REBAR
- FIP FOUND IRON PIPE
- FBM FOUND BRASS MONUMENT

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
(####')	RECORD/DEED
####.##'	MEASURED
S.F.	SQUARE FEET
###.##	EXIST. SPOT ELEVATION
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
FES	FLARED END SECTION

EXISTING HATCHING

- EXISTING ASPHALT SURFACE
- EXISTING GRAVEL SURFACE

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PUBLIC ROW IMPERVIOUS AREAS (ROAD, CURB, DRIVE APRONS, SIDEWALK):	134,375	SQ. FT.
TOTAL IMPERVIOUS AREA:	438,768	SQ. FT.
SINGLE FAMILY LOT COVERAGE:	= 107,905 SQ FT/196,191 SQ FT =	55.00%
MULTI FAMILY LOT COVERAGE:	= 195,849 SQ FT/346,521 SQ FT =	56.52%
TOTAL PONDS NWL AREA:	1.07	ACRES
TOTAL PONDS HWL AREA:	2.08	ACRES

GARAGE STEPS LEGEND

* = 3 ~6" RISERS IN GARAGE
** = 4 ~7.5" STEPS IN GARAGE
*** = 5 ~7.5" STEPS IN GARAGE

STORM WATER REQUIREMENTS

DETENTION:
VOLUME REQUIRED = 8.56 Ac. Ft.
VOLUME PROVIDED @ WEIR = 9.16 Ac. Ft.

VCBMP:
VOLUME REQUIRED = 0.84 Ac. Ft.
OR
438,768 x (1"/12) = 36,564.00 Cu. Ft.

VCBMP VOL. PROVIDED = 0.36 Ac. Ft.
702.0-701.0 = 1.0' x (15,780.50) = 15,780.50 Cu. Ft. (POND 01)

VCBMP VOL. PROVIDED = 0.48 Ac. Ft.
684.0-683.0 = 1.0' x (20,833.50) = 20,833.50 Cu. Ft. (POND 02)

TOTAL VCBMP VOL. PROVIDED = 0.84 Ac. Ft.

FOUNDATION GRADE CONVERSIONS

1. FF = TF + 1.00' (12")
2. FRONT PORCH STOOP = FF - 0.5' (6")
3. REAR CONC PORCH = FF - 1.25' (15")
4. REAR DECK = FF - 0.33' (4")
5. GF @ HOUSE DOOR = TF - 0.50' (6") (TYP.)
6. GF @ CHD = TF - 0.67' (8") (TYP.)

ROW GRADING CONVERSIONS

CL - 0.28' = EDGE OF PAVEMENT ELEVATION
CL - 0.36' = FLOW LINE ELEVATION
CL - 0.11' = TOP OF CURB ELEVATION

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM

PRELIMINARY ENGINEERING NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE VILLAGE OF LEMONT UDO.
2. APPROPRIATE EASEMENTS FOR ALL UTILITIES OUTSIDE OF THE DEDICATED RIGHT-OF-WAY AND FOR STORMWATER DETENTION FACILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE FINAL PLAT OF SUBDIVISION.
3. ALL MATERIALS USED IN CONSTRUCTION SHALL CONFORM TO THE VILLAGE OF LEMONT UDO AND APPROVED STANDARDS.
4. ALL MAINLINE SANITARY SEWER SHALL BE 8" (INCHES) UNLESS NOTED OTHERWISE ON THE PLAN. ALL MAINLINE SANITARY SEWERS SHALL BE PVC, ASTM D-3034, SDR 26.
5. ALL MAINLINE WATERMAIN SHALL BE 8" (INCHES) UNLESS OTHERWISE NOTED ON THE PLAN. ALL WATERMAIN SHALL BE DUCTILE IRON, THICKNESS CL 52, CEMENT LINED. WATERMAIN SHALL HAVE A MINIMUM COVER OF 5.5' (FEET).
6. ALL MAINLINE STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE. SIZE TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. (PVC STORM SEWER MAY BE USED IN REAR YARDS.)
7. PUBLIC STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THE VILLAGE OF LEMONT UDO STANDARDS.
8. PROPOSED ELEVATIONS, GRADING, UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
9. VILLAGE ENGINEER SHALL BE GIVEN 48 HOURS NOTICE OF INTENDED TIME OF STARTED WORK.
10. VCBMP = VOLUME CONTROL BEST MANAGEMENT PRACTICES.
11. WO = WALKOUT BASEMENT & LO = LOOK OUT BASEMENT.

FOR CONTINUATION SEE SHEET #4

5 OF 7

PROJECT INFORMATION	
Project No.:	25-0017
Scale:	1" = 60'
Date:	02-20-2026
Design By:	SDS
Drawn By:	NSM
Checked By:	SDS

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

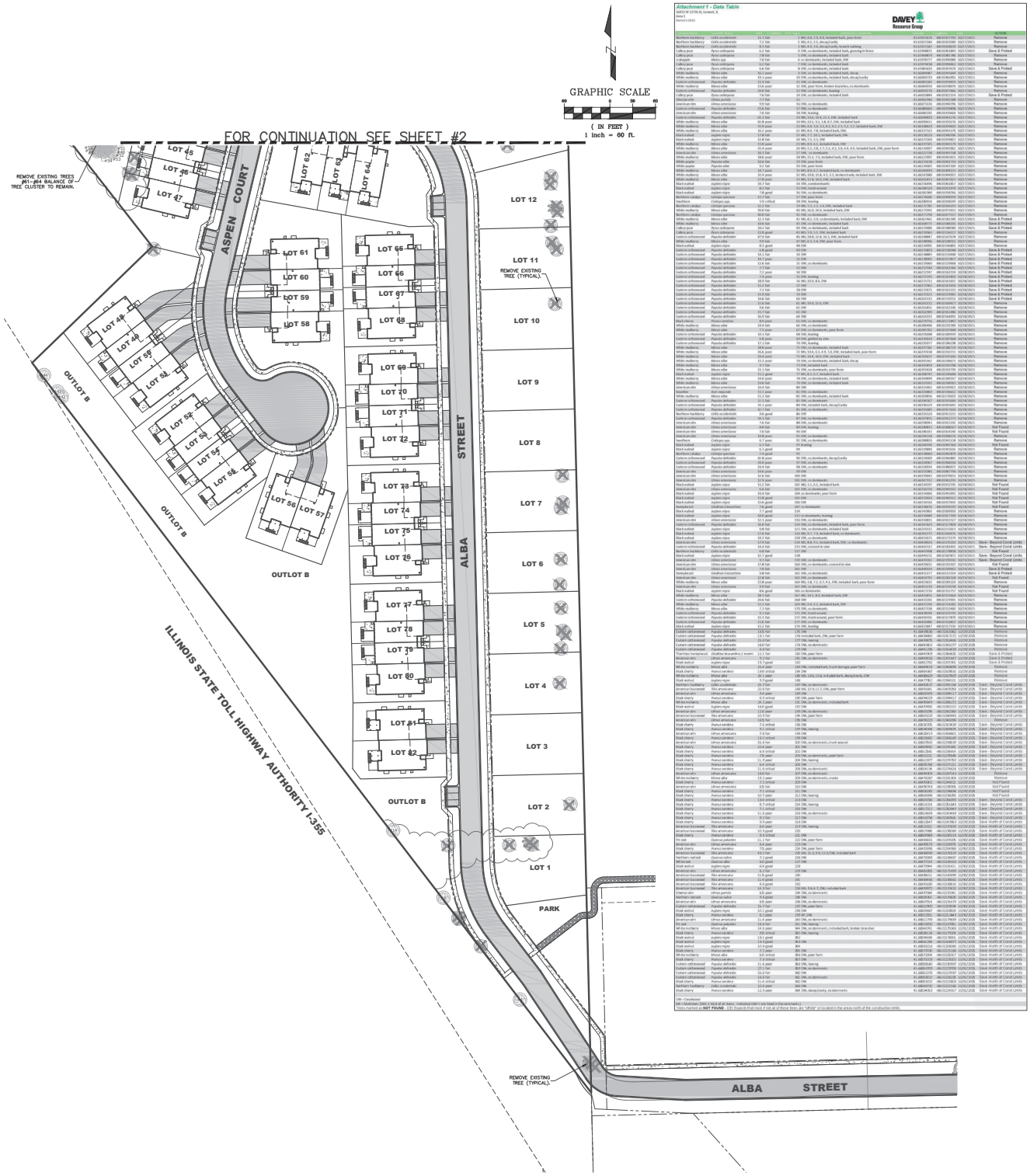
PRELIMINARY ENGINEERING PLANS FOR COPPER RIDGE WEST LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	05-26-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
3	07-07-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
4	07-17-26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

L:\Projects\2025\25-0017\Engineering\DWG\Preliminary\25-0017 PE SDS 2.dwg Plot Date:7/17/2026 12:00:30 PM By:sschreiner

PRELIMINARY ENGINEERING TREE PLAN SOUTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS



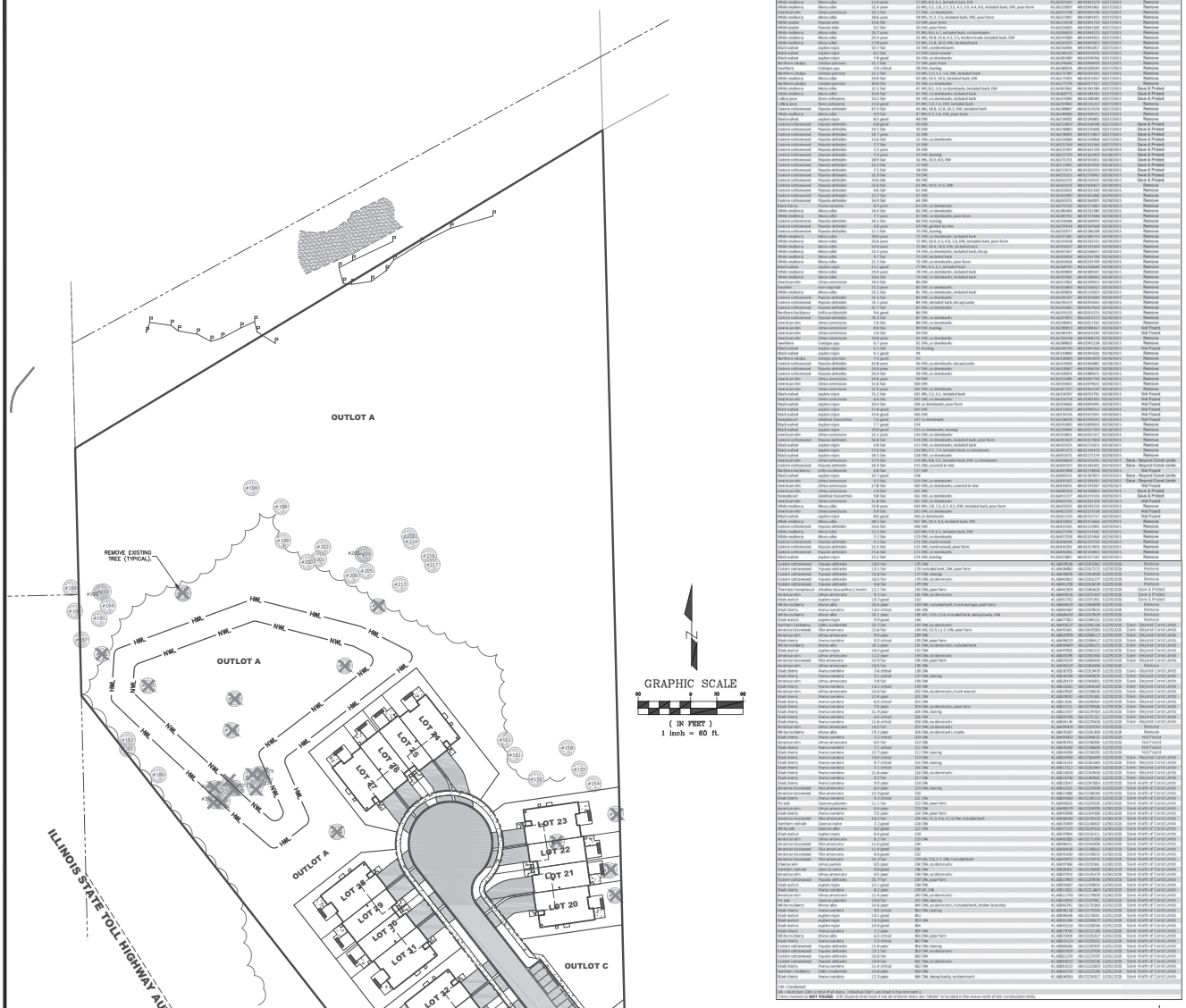
Attachment 1 - Data Table
Copper Ridge West
Lemont, IL
Revised 7/17/26

DAVEY Resource Group

Botanical Name	Common Name	DBH	Condition	Remarks	Latitude	Longitude	Date	Action
Quercus rubra	Northern Red Oak	6.0	Fair	1 MS, 6.0, 1.5, 6, included bark, poor form	41.65976875	-88.05927755	10/27/2025	Remove
Quercus rubra	Northern Red Oak	7.0	Fair	1 MS, 4, 3, 5.5, decay/cavity	41.65975544	-88.05925589	10/27/2025	Remove
Quercus rubra	Northern Red Oak	9.5	Fair	1 MS, 4.5, 7.5, 6.5, decay/cavity, branch rubbing	41.65975342	-88.05929643	10/27/2025	Remove
Juglans nigra	Black Walnut	6.2	Fair	4 DW, co-dominants, included bark, grazing in fence	41.65968817	-88.05928898	10/27/2025	Save & Protect
Juglans nigra	Black Walnut	7.0	Fair	4 DW, co-dominants, included bark	41.65968817	-88.05928898	10/27/2025	Save & Protect
Juglans nigra	Black Walnut	7.8	Fair	6 co-dominants, included bark, DW	41.65978777	-88.05929686	10/27/2025	Remove
Pyrus calleryana	Callery pear	6.2	Fair	7 DW, co-dominants, included bark	41.65978958	-88.05930461	10/27/2025	Remove
Pyrus calleryana	Callery pear	6.6	Fair	8 DW, co-dominants, included bark	41.65980610	-88.05929676	10/27/2025	Save & Protect
Morus alba	White mulberry	16.5	poor	3 DW, co-dominants, included bark, decay	41.65969827	-88.05930649	10/27/2025	Remove
Morus alba	White mulberry	15.8	poor	3 DW, co-dominants, included bark, decay/cavity	41.65969827	-88.05930649	10/27/2025	Remove
Ulmus americana	American elm	15.8	fair	11 DW, co-dominants	41.66082485	-88.05930955	10/27/2025	Remove
Morus alba	White mulberry	15.6	poor	52 DW, poor form, broken branches, co-dominants	41.66080970	-88.05930855	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	30.0	fair	13 DW, co-dominants, leaning	41.66081978	-88.05931966	10/27/2025	Remove
Pyrus calleryana	Callery pear	7.6	fair	10 DW, co-dominants, included bark	41.66010844	-88.05921724	10/27/2025	Save & Protect
Juglans nigra	Black Walnut	8.2	fair	3 DW	41.66010844	-88.05921724	10/27/2025	Save & Protect
Ulmus americana	American elm	9.9	fair	11 DW, co-dominants	41.66081726	-88.05930795	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	21.6	fair	57 DW, co-dominants	41.66080610	-88.05930898	10/27/2025	Remove
Ulmus americana	American elm	7.6	fair	14 DW, leaning	41.66080700	-88.05930900	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	30.5	fair	33 MS, 33.5, 33.8, 22.1, DW, included bark	41.66080837	-88.05931276	10/27/2025	Remove
Morus alba	White mulberry	10.8	poor	20 MS, 13.1, 9.3, 5.8, 8.7, DW, included bark	41.66079911	-88.05931926	10/27/2025	Remove
Morus alba	White mulberry	15.9	poor	21 MS, 8.8, 5.0, 9.3, 8.2, 11.5, 5.2, 5.7, included bark, DW	41.66080619	-88.05930965	10/27/2025	Remove
Morus alba	White mulberry	17.8	fair	21 MS, 7.2, 8.1, 8.5, 8.5, 8.5, DW	41.66080619	-88.05930965	10/27/2025	Remove
Morus alba	White mulberry	17.8	fair	21 MS, 7.2, 8.1, included bark, DW	41.66080619	-88.05930965	10/27/2025	Remove
Juglans nigra	Black Walnut	12.8	fair	34 MS, 7.3, 5.5, DW	41.66137269	-88.05929883	10/27/2025	Remove
Morus alba	White mulberry	15.9	poor	21 MS, 8.8, 5.0, included bark, DW	41.66137269	-88.05929883	10/27/2025	Remove
Morus alba	White mulberry	15.4	poor	25 MS, 7.3, 7.8, 7.7, 5.1, 4.5, 5.0, 4.4, 4.5, included bark, DW, poor form	41.66135997	-88.05930382	10/27/2025	Remove
Morus alba	White mulberry	15.4	poor	28 MS, 7.3, 7.8, included bark, DW	41.66135997	-88.05930382	10/27/2025	Remove
Morus alba	White mulberry	18.6	poor	28 MS, 11.3, 7.3, included bark, DW, poor form	41.66137269	-88.05929883	10/27/2025	Remove
Populus deltoides	White poplar	30.6	fair	23 DW, poor form	41.66135258	-88.05929754	10/27/2025	Remove
Populus deltoides	White poplar	9.2	fair	19 DW, poor form	41.66136909	-88.05929870	10/27/2025	Remove
Morus alba	White mulberry	16.7	poor	11 MS, 8.0, 6.7, included bark, co-dominants	41.66136833	-88.05930151	10/27/2025	Remove
Morus alba	White mulberry	17.8	poor	11 MS, 8.0, 6.7, included bark, broken limb, included bark, DW	41.66136833	-88.05930151	10/27/2025	Remove
Morus alba	White mulberry	17.8	poor	11 MS, 11.8, 8.0, 6.7, DW, included bark	41.66136833	-88.05930151	10/27/2025	Remove
Juglans nigra	Black Walnut	10.7	fair	34 DW, codominants	41.66134696	-88.05930857	10/27/2025	Remove
Juglans nigra	Black Walnut	8.2	fair	15 DW, trunk wound	41.66136833	-88.05930151	10/27/2025	Remove
Juglans nigra	Black Walnut	7.8 good		36 DW, co-dominants	41.66136789	-88.05930786	10/27/2025	Remove
Juglans nigra	Black Walnut	7.8	good	36 DW, co-dominants	41.66136789	-88.05930786	10/27/2025	Remove
Catalpa spp.	Northern	5.9	critical	18 DW, leaning	41.66138859	-88.05930697	10/27/2025	Remove
Catalpa speciosa	Northern catalpa	12.2	fair	33 MS, 5.3, 3.5, 3.4, DW, included bark	41.66137678	-88.05926181	10/27/2025	Remove
Morus alba	White mulberry	10.6	fair	40 MS, 14.3, 10.4, 14.5, included bark, DW	41.66137999	-88.05926181	10/27/2025	Remove
Catalpa speciosa	Northern catalpa	40.6	fair	41 DW, co-dominants	41.66137798	-88.05927337	10/27/2025	Remove
Morus alba	White mulberry	9.8	fair	21 MS, 8.2, 5.5, co-dominants, included bark, DW	41.66136787	-88.05926181	10/27/2025	Save & Protect
Morus alba	White mulberry	18.6	fair	43 DW, co-dominants, included bark	41.66136787	-88.05926181	10/27/2025	Save & Protect
Pyrus calleryana	Callery pear	10.6	fair	15 DW, co-dominants, included bark	41.66135997	-88.05930382	10/27/2025	Save & Protect
Populus deltoides	Eastern cottonwood	47.9	fair	40, MS, 18.8, 12.8, 16.3, DW, included bark	41.66134884	-88.05926798	10/27/2025	Remove
Morus alba	White mulberry	9.9	fair	47 MS, 6.5, 5.8, DW, poor form	41.66134896	-88.05928955	10/27/2025	Remove
Juglans nigra	Black Walnut	8.3	good	46 DW	41.66134902	-88.05926881	10/27/2025	Save & Protect
Populus deltoides	Eastern cottonwood	30.2	fair	34 DW	41.66134896	-88.05926798	10/27/2025	Save & Protect
Populus deltoides	Eastern cottonwood	34.1	fair	50 DW	41.66134884	-88.05926798	10/27/2025	Save & Protect
Populus deltoides	Eastern cottonwood	34.7	poor	51 DW	41.66134902	-88.05927857	10/27/2025	Save & Protect
Populus deltoides	Eastern cottonwood	31.6	fair	52 DW, co-dominants	41.66135902	-88.05929868	10/27/2025	Save & Protect
Populus deltoides	Eastern cottonwood	27.9	fair	53 DW	41.66135748	-88.05926786	10/27/2025	Save & Protect
Populus deltoides	Eastern cottonwood	27.9	fair	53 DW	41.66135748	-88.05926786	10/27/2025	Save & Protect
Populus deltoides	Eastern cottonwood	7.4	poor	55 DW, leaning	41.66135795	-88.05926846	10/27/2025	Save & Protect
Populus deltoides	Eastern cottonwood	18.9	fair	36 MS, 13.5, 8.1, DW	41.66135731	-88.05926503	10/27/2025	Save & Protect
Populus deltoides	Eastern cottonwood	11.8	fair	57 DW	41.66135967	-88.05926896	10/27/2025	Save & Protect
Populus deltoides	Eastern cottonwood	7.3	fair	58 DW	41.66135671	-88.05926351	10/27/2025	Save & Protect
Populus deltoides	Eastern cottonwood	7.3	fair	59 DW	41.66135671	-88.05926351	10/27/2025	Save & Protect
Populus deltoides	Eastern cottonwood	10.6	fair	60 DW	41.66135111	-88.05926553	10/27/2025	Save & Protect
Populus deltoides	Eastern cottonwood	22.6	fair	61 MS, 13.0, 12.4, DW	41.66136313	-88.05926402	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	8.6	fair	62 DW	41.66135852	-88.05926398	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	15.7	fair	63 DW	41.66135093	-88.05926886	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	15.7	fair	63 DW	41.66135093	-88.05926886	10/27/2025	Remove
Morus alba	White mulberry	8.9	good	65 DW, co-dominants	41.66135755	-88.05926864	10/27/2025	Remove
Morus alba	White mulberry	16.4	fair	66 DW, co-dominants	41.66136466	-88.05926788	10/27/2025	Remove
Morus alba	White mulberry	7.9	poor	67 DW, co-dominants, poor form	41.66136576	-88.05926886	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	34.1	fair	68 DW, leaning	41.66135568	-88.05926959	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	17.7	fair	69 DW, leaning, one view	41.66135767	-88.05926886	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	17.7	fair	70 DW, leaning	41.66135767	-88.05926886	10/27/2025	Remove
Morus alba	White mulberry	18.9	poor	71 DW, co-dominants, included bark	41.66135768	-88.05926754	10/27/2025	Remove
Morus alba	White mulberry	26.6	poor	72 MS, 19.4, 6.3, 9.3, 7.0, DW, included bark, poor form	41.66135768	-88.05926754	10/27/2025	Remove
Morus alba	White mulberry	20.4	poor	73 MS, 10.8, 10.0, DW, included bark	41.66135922	-88.05926886	10/27/2025	Remove
Morus alba	White mulberry	15.3	poor	78 DW, co-dominants, included bark, decay	41.66135767	-88.05926886	10/27/2025	Remove
Morus alba	White mulberry	9.3	fair	75 DW, included bark	41.66135922	-88.05926886	10/27/2025	Remove
Morus alba	White mulberry	9.3	fair	76 DW, poor form	41.66135922	-88.05926886	10/27/2025	Remove
Juglans nigra	Black Walnut	13.2	good	77 MS, 8.3, 6.2, included bark	41.66136819	-88.05926868	10/27/2025	Remove
Morus alba	White mulberry	24.0	poor	78 DW, co-dominants, included bark	41.66136999	-88.05926868	10/27/2025	Remove
Morus alba	White mulberry	15.6	fair	79 DW, co-dominants, included bark	41.66137191	-88.05926886	10/27/2025	Remove
Ulmus americana	American elm	14.4	fair	80 DW	41.66137461	-88.05926921	10/27/2025	Remove
Morus alba	White mulberry	16.5	poor	81 DW, co-dominants	41.66137461	-88.05926921	10/27/2025	Remove
Morus alba	White mulberry	22.1	fair	82 DW, co-dominants, included bark	41.66136966	-88.05926829	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	32.3	fair	83 DW, co-dominants	41.66136767	-88.05926886	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	31.1	poor	84 DW, co-dominants, decay/cavity	41.66136135	-88.05926886	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	40.7	fair	85 DW, co-dominants	41.66135885	-88.05926766	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	34.1	fair	86 DW, co-dominants	41.66135885	-88.05926766	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	34.1	fair	87 DW, co-dominants	41.66135885	-88.05926766	10/27/2025	Remove
Ulmus americana	American elm	7.6	fair	88 DW, co-dominants	41.66134964	-88.05926788	10/27/2025	Remove
Ulmus americana	American elm	8.0	fair	89 DW, leaning	41.66134887	-88.05926886	10/27/2025	Not Found
Ulmus americana	American elm	7.8	fair	90 DW	41.66134834	-88.05926788	10/27/2025	Not Found
Juglans nigra	Black Walnut	6.9	fair	91 DW, co-dominants	41.66134834	-88.05926788	10/27/2025	Not Found
Catalpa spp.	Northern	4.7	poor	92 DW, co-dominants	41.66134813	-88.05926886	10/27/2025	Remove
Juglans nigra	Black Walnut	6.9	fair	93 leaning	41.66134709	-88.05926788	10/27/2025	Not Found
Juglans nigra	Black Walnut	6.3	good	94	41.66134966	-88.05926886	10/27/2025	Not Found
Catalpa speciosa	Northern catalpa	7.4	good	95	41.66134869	-88.05926886	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	30.6	poor	96 DW, co-dominants, decay/cavity	41.66134869	-88.05926886	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	34.8	poor	97 DW, co-dominants, included bark	41.66134869	-88.05926886	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	26.4	fair	98 DW, co-dominants	41.66134954	-88.05926852	10/27/2025	Remove
Ulmus americana	American elm	14.4	poor	99 DW	41.66134984	-88.05926886	10/27/2025	Remove
Ulmus americana	American elm	12.6	fair	100 DW	41.66135963	-88.05927601	10/27/2025	Remove
Juglans nigra	Black Walnut	10.8	fair	101 DW, co-dominants	41.66135963	-88.05927601	10/27/2025	Not Found
Juglans nigra	Black Walnut	9.0	fair	102, MS, 5.1, 6.1, included bark	41.66135727	-88.05926886	10/27/2025	Not Found
Ulmus americana	American elm	6.4	fair	103 DW, co-dominants	41.66135728	-88.05927601	10/27/2025	Not Found
Ulmus americana	American elm	6.4	fair	104 DW, co-dominants, poor form	41.66135984	-88.05927601	10/27/2025	Not Found
Juglans nigra	Black Walnut	11.8	good	105 DW	41.66135503	-88.05960122	10/27/2025	Not Found
Juglans nigra	Black Walnut	11.8	good	106 DW	41.66134716	-88.05927601	10/27/2025	Not Found
Gleditsia triacanthos	Honeylocust	7.6	good	107 co-dominants	41.66134878	-88.05926955	10/27/2025	Not Found
Juglans nigra	Black Walnut	7.6	good	107 DW	41.66134878	-88.05926955	10/27/2025	Not Found
Juglans nigra	Black Walnut	10.4	good	151 co-dominants, leaning	41.66135964	-88.05927390	10/27/2025	Remove
Ulmus americana	American elm	12.1	poor	155 DW, co-dominants	41.66135883	-88.05931727	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	34.8	fair	157 DW, co-dominants, included bark, poor form	41.66136767	-88.05927808	10/27/2025	Remove
Juglans nigra	Black Walnut	9.8	fair	121 DW, co-dominants, included bark	41.66135313	-88.05926865	10/27/2025	Remove
Juglans nigra	Black Walnut	9.8	fair	121 DW, co-dominants, included bark	41.66135313	-88.05926865	10/27/2025	Remove
Juglans nigra	Black Walnut	14.1	fair	158 DW, co-dominants, co-dominants	41.66135727	-88.05927474	10/27/2025	Remove
Ulmus americana	American elm	12.9	fair	156, MS, 8.8, 9.1, included bark, DW, co-dominants	41.66134910	-88.05926283	10/27/2025	Save - Beyond Corral Limits
Populus deltoides	Eastern cottonwood	34.4	fair	159 DW, covered in vine	41.66134312	-88.05918545	10/27/2025	Save - Beyond Corral Limits
Catalpa spp.	Northern	6.9	fair	117 DW	41.66134908	-88.05927858	10/27/2025	Not Found
Ulmus americana	American elm	10.3	fair	160 DW	41.66134908	-88.05927858	10/27/2025	Save - Beyond Corral Limits
Ulmus americana	American elm	9.5	fair	161 DW, co-dominants	41.66135313	-88.05926865	10/27/2025	Save - Beyond Corral Limits
Ulmus americana	American elm	17.8	fair	180 DW, co-dominants, covered in vine	41.66134913	-88.05931557	10/27/2025	Not Found
Ulmus americana	American elm	7.8	fair	164 DW	41.66134899	-88.05928965	10/27/2025	Save & Protect
Gleditsia triacanthos	Honeylocust	9.8	fair	162 DW, co-dominants	41.66134727	-88.05931554	10/27/2025	Save & Protect
Juglans nigra	Black Walnut	9.8	fair	163 DW, co-dominants	41.66134727	-88.05931554	10/27/2025	Save & Protect
Morus alba	White mulberry	11.8	poor	165 MS, 5.8, 7.3, 8.7, 8.1, DW, included bark, poor form	41.66134763	-88.05931703	10/27/2025	Remove
Ulmus americana	American elm	9.9	fair	165 DW, co-dominants	41.66134709	-88.05931703	10/27/2025	Not Found
Juglans nigra	Black Walnut	8.9	good	166 co-dominants	41.66134709	-88.05931703	10/27/2025	Not Found
Morus alba	White mulberry	18.5	fair	167 MS, 16.1, 8.4, included bark, DW	41.66134853	-88.05931964	10/27/2025	Remove
Morus alba	White mulberry	15.6	fair	168 DW	41.66134853	-88.05931964	10/27/2025	Remove
Morus alba	White mulberry	15.5	fair	169 MS, 9.0, 9.1, included bark, DW	41.66135184	-88.05931964	10/27/2025	Remove
Juglans nigra	Black Walnut	9.3	fair	170 DW, co-dominants	41.66135184	-88.05931964	10/27/2025	Remove
Catalpa spp.	Northern	9.3	fair	171 DW, trunk wound	41.66134899	-88.05931700	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	31.3	fair	172 DW, trunk wound, poor form	41.66134703	-88.05927879	10/27/2025	Remove
Ulmus americana	American elm	15.8	fair	173 DW, co-dominants	41.66134984	-88.05926865	10/27/2025	Remove
Juglans nigra	Black Walnut	15.2	fair	174 DW, leaning	41.66134984	-88.05931703	10/27/2025	Remove
Juglans nigra	Black Walnut	15.2	fair	175 DW	41.66134984	-88.05931703	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	13.1	fair	176, included bark, DW, poor form	41.66134882	-88.05931572	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	15.0	fair	177 DW, leaning	41.66134925	-88.05926840	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	14.0	fair	178 DW, co-dominants	41.66134921	-88.05931577	10/27/2025	Remove
Populus deltoides	Eastern cottonwood	8.9	fair	179 DW	41.66134928	-88.05926849	10/27/2025	Remove
Ulmus americana	American elm	7.6	fair	181 DW, poor form	41.66134928	-88.05926849	10/27/2025	Save & Protect
Ulmus americana	American elm	9.2	fair	182, DW, co-dominants	41.66134928	-88.05926849	10/27/2025	Save & Protect
Juglans nigra	Black Walnut	13.7	good	182	41.66135702	-88.05931701	10/27/2025	Save & Protect
Morus alba	White mulberry	15.4	poor	183 DW, included bark, trunk damage, poor form	41.66134934	-88.05926886	10/27/2025	Remove
Prunus serotina	Black cherry	13.6	critical	184 DW	41.66134167	-88.05926760	10/27/2025	Remove
Morus alba	White mulberry	15.9	poor	185 MS, 13.5, 10.6, included bark, decay/cavity, DW	41.66134934	-88.05926886	10/27/2025	Remove
Juglans nigra	Black Walnut	6.7	fair	186 DW	41.66137361	-88.05926760	10/27/2025	Remove
Catalpa speciosa	Northern catalpa	9.7	fair	187 DW, co-dominants	41.66135257	-88.05926886	10/27/2025	Save - Beyond Corral Limits
Ulmus americana	American elm	22.9	fair	188 MS, 10.3, 11.1, DW, poor form	41.66135341	-88.05926886	10/27/2025	Save - Beyond Corral Limits
Ulmus americana	American elm	9.4	poor	189 DW	41.66135975	-88.05926717	10/27/2025	Save - Beyond Corral Limits
Prunus serotina	Black cherry	9.9 critical		190 DW, co-dominants, trunk wound	41.66134757	-88.05926417	10/27/2025	Save - Beyond Corral Limits
Morus alba	White mulberry	26.2	poor	191 DW, co-dominants, included bark	41.66135845	-88.05926717	10/27/2025	Save - Beyond Corral Limits
Ulmus americana	American elm	11.0	fair	192 DW, co-dominants	41.66135975	-88.05926717	10/27/2025	Save - Beyond Corral Limits
Ulmus americana	American elm	13.0	poor	193 DW, co-dominants	41.66135975	-88.05926717	10/27/2025	Save - Beyond Corral Limits
Juglans nigra	Black Walnut	10.9	fair	194, DW, poor form	41.66135222	-88.05926717	10/27/2025	Save - Beyond Corral Limits
Ulmus americana	American elm	10.5	fair	195 DW	41.66134928	-88.05926598	10/27/2025	Remove
Prunus serotina	Black cherry	7.5 critical		196 DW	41.66135735	-88.05926410	10/27/2025	Save - Beyond Corral Limits
Ulmus americana	American elm	7.6	fair	197 DW, leaning	41.66135975	-88.05926717	10/27/2025	Save - Beyond Corral Limits
Ulmus americana	American elm	7.6	fair	198 DW	41.66135257	-88.05926886	10/27/2025	Save - Beyond Corral Limits
Prunus serotina	Black cherry	13.2	critical	199 DW	41.66135065	-88.05926410	10/27/2025	Save - Beyond Corral Limits
Ulmus americana	American elm	15.4	fair	200, DW, co-dominants, trunk wound	41.66135753	-88.05926410	10/27/2025	Save - Beyond Corral Limits
Prunus serotina	Black cherry	10.4	poor	201 DW	41.66134903	-88.05926410	10/27/2025	Save - Beyond Corral Limits
Prunus serotina	Black cherry	10.4	poor	202 DW	41.66134903	-88.05926410	10/27/2025	Save - Beyond Corral Limits
Prunus serotina	Black cherry	7.9	poor	203 DW, co-dominants, poor form	41.66135222	-88.05926598	10/27/2025	Save - Beyond Corral Limits
Prunus serotina	Black cherry	11.9	poor	204 DW, leaning	41.66135797	-88.05926753	10/27/2025	Save - Beyond Corral Limits
Prunus serotina	Black cherry	6.4	critical	205 DW	41.66135796	-88.05926753	10/27/2025	Save - Beyond Corral Limits
Prunus serotina	Black cherry	11.6	critical	206 DW, co-dominants	41.66134136	-88.05926410	10/27/2025	Save - Beyond Corral Limits
Ulmus americana	American elm	7.6	fair	207 DW, leaning	41.66135975	-88.05926717	10/27/2025	Save - Beyond Corral Limits
Morus alba	White mulberry	19.7	poor	208 DW, co-dominants, cracks	41.66135257	-88.05926886	10/27/2025	Remove
Prunus serotina	Black cherry	7.2	critical	209 DW	41.66135257	-88.05926886	10/27/2025	Not Found
Ulmus americana	American elm	6.9	fair	210 DW	41.66135975	-88.05926717	10/27/2025	Not Found
Prunus serotina	Black cherry	7.5	critical	211 DW	41.66134903	-88.05926598	10/27/2025	Not Found
Prunus serotina	Black cherry	10.4	poor	212 DW, leaning	41.66134903	-88.05926598	10/27/2025	Save - Beyond Corral Limits
Prunus serotina	Black cherry	10.4	poor	213 DW, leaning	41.66134903	-88.05926598	10/27/2025	Save - Beyond Corral Limits
Prunus serotina	Black cherry	9.7	critical	214 DW, leaning	41.66134134	-88.05926481	10/27/2025	Save - Beyond Corral Limits
Prunus serotina	Black cherry	7.1	critical	215 DW	41.66135313	-88.05926481	10/27/2025	Save - Beyond Corral Limits
Prunus serotina	Black cherry	11.6	poor	216 DW, co-dominants	41.66134693	-88.05926481	10/27/2025	Save - Beyond Corral Limits
Prunus serotina	Black cherry	9.0	fair	217 DW	41.66134134	-88.05926481	10/27/2025	Save - Beyond Corral Limits
Prunus serotina	Black cherry	9.0	poor	218 DW	41.66135257	-88.05926886	10/27/2025	Save - Beyond Corral Limits
Ulmus americana	American elm	10.7	good	219 DW, leaning	41.66135975	-88.05926717	10/27/2025	Save - Beyond Corral Limits
Juglans nigra	Black Walnut	10.7	good	220	41.66135975	-88.05926717	10/27/2025	Save - Beyond Corral Limits
Morus alba	White mulberry	11.8	poor	221 DW	41.66135798	-88.05926760	10/27/2025	Save - Beyond Corral Limits
Prunus serotina	Black cherry	8.3	critical	222, DW	41.66135968	-88.05926410	10/27/2025	Save - Beyond Corral Limits
Quercus palustris	Pin oak	11.1	fair	223 DW, poor form	41.66135225	-88.05926598	10/27/2025	Save - Beyond Corral Limits
Ulmus americana	American elm	6.4	poor	224 DW	41.66135975	-88.05926717	10/27/2025	Save - Beyond Corral Limits
Ulmus americana	American elm	6.4	poor	225 DW, poor form	41.66135975	-88.05926717	10/27/2025	Save - Beyond Corral Limits
Tilia americana	Basswood	43.1	fair	225 MS, 21.3, 17.9, 12.3, DW, included bark	41.66135135	-88.05926598	10/27/2025	Save - Beyond Corral Limits
Quercus rubra	Northern red oak	7.1	good	226 DW	41.66135135	-88.05926598	10/27/2025	Save - Beyond Corral Limits
Quercus alba	White oak	6.9	good	227 DW	41.66135135	-88.05926598	10/27/2025	Save - Beyond Corral Limits
Juglans nigra	Black Walnut	6.4	good	228	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Juglans nigra	Black Walnut	6.4	good	229 DW	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Tilia americana	Basswood	11.5	poor	230	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Tilia americana	Basswood	11.5	poor	231	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Tilia americana	Basswood	11.4	good	232,	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Tilia americana	Basswood	8.9	good	233	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Tilia americana	Basswood	16.3	fair	234 MS, 9.6, 4.3, DW, included bark	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Quercus rubra	Northern red oak	9.8	good	235 DW	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Quercus rubra	Northern red oak	9.8	good	236 DW	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Ulmus americana	American elm	6.9	poor	237 DW, co-dominants	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Populus deltoides	Eastern cottonwood	15.7	fair	238 DW, poor form	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Juglans nigra	Black Walnut	10.1	good	239 DW	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Prunus serotina	Black cherry	10.2	poor	240 DW	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Quercus palustris	Pin oak	11.4	fair	241 DW, co-dominants	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Quercus palustris	Pin oak	16.4	fair	241, DW, leaning	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Morus alba	White mulberry	14.6	poor	244 DW, co-dominants, included bark, broken branches	41.66134134	-88.05926481	10/27/2025	Save - Beyond Corral Limits
Prunus serotina	Black cherry	9.9	critical	245 DW	41.66135313	-88.05926481	10/27/2025	Save - Beyond Corral Limits
Juglans nigra	Black Walnut	9.5	critical	850 DW, leaning	41.66135113	-88.05925094	10/27/2025	Save - Beyond Corral Limits
Juglans nigra	Black Walnut	13.1	good	852	41.66134134	-88.05926481	10/27/2025	Save - Beyond Corral Limits
Juglans nigra	Black Walnut	14.9	good	854 DW	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Juglans nigra	Black Walnut	14.9	good	854	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Prunus serotina	Black cherry	7.2	poor	855 DW	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Morus alba	White mulberry	6.0	critical	856 DW, poor form	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Prunus serotina	Black cherry	7.9	critical	857 DW	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Populus deltoides	Eastern cottonwood	11.6	poor	858 DW, leaning	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Populus deltoides	Eastern cottonwood	15.6	fair	859 DW, co-dominants	41.66135994	-88.05926541	10/27/2025	Save - Beyond Corral Limits
Populus deltoides	Eastern cott

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PRELIMINARY ENGINEERING TREE PLAN NORTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS



Attachment 1 - Data Table

DAVEY Resource Group

Northern hackberry	Celtis occidentalis	11.5 fair	1 MS, 4.5, 3 S, 4.5, included bark, poor form	41.630576674	-88.0191735	10/27/2025	Remove
Northern hackberry	Celtis occidentalis	7.2 fair	7 MS, 4.5, 3.5, decay/cavity	41.630571584	-88.0191589	10/27/2025	Remove
Northern hackberry	Celtis occidentalis	6.1 fair	6 MS, 3.5, 3, included bark, branch rubbing	41.630569451	-88.0191461	10/27/2025	Remove
Callery pear	Pyrus calleryana	6.1 fair	4 MS, co-dominants, included bark, growing in fence	41.631968263	-88.0191369	10/27/2025	Save & Protect
Callery pear	Pyrus calleryana	7.8 fair	1 DW, co-dominants, included bark	41.631968972	-88.0191786	10/27/2025	Remove
c-sheoak	Alnus spp.	7.8 fair	4 co-dominants, included bark, DW	41.631959727	-88.0191988	10/27/2025	Remove
Callery pear	Pyrus calleryana	6.2 fair	7 DW, co-dominants, included bark	41.631975458	-88.0191661	10/27/2025	Remove
Callery pear	Pyrus calleryana	6.6 fair	4 DW, co-dominants, included bark	41.631981429	-88.0191679	10/27/2025	Save & Protect
White mulberry	Morus alba	15.5 poor	9 DW, co-dominants, included bark, decay	41.631958987	-88.0191644	10/27/2025	Remove
Eastern cottonwood	Populus deltoides	21.4 fair	11 DW, co-dominants, included bark, decay/cavity	41.631957987	-88.0191719	10/27/2025	Remove
Eastern cottonwood	Populus deltoides	21.4 fair	11 DW, co-dominants	41.631951982	-88.0191969	10/27/2025	Remove
White mulberry	Morus alba	15.6 poor	11 DW, poor form, broken branches, co-dominants	41.631958959	-88.0191879	10/27/2025	Remove
Eastern cottonwood	Populus deltoides	23.6 fair	13 DW, co-dominants, leaning	41.631951976	-88.0191766	10/27/2025	Remove
Callery pear	Pyrus calleryana	7.6 fair	14 DW, co-dominants, included bark	41.6319539	-88.0192119	10/27/2025	Save & Protect
Callery pear	Pyrus calleryana	7.6 fair	1 DW	41.631953969	-88.0192219	10/27/2025	Remove
American elm	Ulmus americana	9.9 fair	16 DW, co-dominants	41.631971326	-88.0192798	10/27/2025	Remove
Eastern cottonwood	Populus deltoides	21.6 fair	17 DW, co-dominants	41.631983643	-88.0193898	10/27/2025	Remove
American elm	Ulmus americana	7.8 fair	18 DW, leaning	41.631983738	-88.0193968	10/27/2025	Remove
Eastern cottonwood	Populus deltoides	32.3 fair	19 MS, 19.6, 19.4, 12.1, DW, included bark	41.631998303	-88.0194176	10/27/2025	Remove
Eastern cottonwood	Populus deltoides	32.3 fair	19 MS, 19.6, 19.4, 12.1, DW, included bark	41.631998303	-88.0194176	10/27/2025	Remove
White mulberry	Morus alba	13.9 poor	10 MS, 8.8, 5.9, 5.3, 4.5, 4.2, 3.5, 3.2, 3.1, included bark, DW	41.631988453	-88.0193983	10/27/2025	Remove
White mulberry	Morus alba	16.2 poor	12 MS, 8.4, 7.8, included bark, DW,	41.631977321	-88.0194119	10/27/2025	Remove
Black walnut	Juglans nigra	17.8 fair	13 MS, 7.7, 7.5, included bark, DW	41.631983509	-88.0194336	10/27/2025	Remove
Black walnut	Juglans nigra	12.8 fair	14 MS, 7.5, 5.5, DW	41.631977369	-88.0193981	10/27/2025	Remove
White mulberry	Morus alba	15.4 poor	11 MS, 8.2, 7.8, 7.5, included bark, DW	41.631977369	-88.0194119	10/27/2025	Remove
White mulberry	Morus alba	11.4 poor	15 MS, 3.2, 3.8, 4.2, 3.3, 4.3, 3.5, 4.4, 4.9, included bark, DW, poor form	41.632135997	-88.0194382	10/27/2025	Remove
American elm	Ulmus americana	10.1 fair	17 DW, co-dominants	41.632127708	-88.0194558	10/27/2025	Remove
White mulberry	Morus alba	19.4 poor	18 MS, 11.1, 7.5, included bark, DW, poor form	41.632127897	-88.0194635	10/27/2025	Remove
White poplar	Populus alba	10.6 fair	19 DW, poor form	41.632131638	-88.0194754	10/27/2025	Remove
White mulberry	Morus alba	16.2 fair	20 MS, 8.5, 8.2, included bark	41.632127897	-88.0194635	10/27/2025	Remove
White mulberry	Morus alba	19.7 poor	13 MS, 8.5, 8.2, included bark, co-dominants	41.632143055	-88.0194332	10/27/2025	Remove
White mulberry	Morus alba	12.4 poor	12 MS, 11.8, 11.8, 4.3, 3.5, broken trunk, included bark, DW	41.632147580	-88.0194455	10/27/2025	Remove
White mulberry	Morus alba	17.8 poor	13 MS, 11.8, 10.2, DW, included bark	41.632163257	-88.0194765	10/27/2025	Remove
Black walnut	Juglans nigra	10.7 fair	14 DW, codominants	41.632136496	-88.0196387	10/27/2025	Remove
Black walnut	Juglans nigra	9.4 good	15 DW, co-dominants	41.632136496	-88.0196387	10/27/2025	Remove
Black walnut	Juglans nigra	7.8 good	16 DW, co-dominants	41.632136789	-88.0197053	10/27/2025	Remove
Northern catalpa	Catalpa speciosa	9.5 fair	17 DW, poor form	41.632178346	-88.0197353	10/27/2025	Remove
Hawthorn	Crataegus spp.	5.9 critical	18 DW, leaning	41.632180954	-88.0197499	10/27/2025	Remove
Northern catalpa	Catalpa speciosa	12.2 fair	10 MS, 5.3, 3.3, 3.4, DW, included bark	41.632172781	-88.0200135	10/27/2025	Remove
White mulberry	Morus alba	15.8 fair	10 MS, 10, 10.6, included bark, DW	41.632179985	-88.0197451	10/27/2025	Remove
Northern catalpa	Catalpa speciosa	10.8 fair	11 DW, co-dominants	41.632177546	-88.0197737	10/27/2025	Remove
White mulberry	Morus alba	16.1 fair	12 MS, 10.5, 10.2, 4.5, DW, co-dominants, included bark, DW	41.632178346	-88.0197353	10/27/2025	Save & Protect
White mulberry	Morus alba	13.6 fair	11 MS, 10.2, 9.8, 4.5, included bark, DW	41.632178346	-88.0197353	10/27/2025	Save & Protect
Callery pear	Pyrus calleryana	10.2 fair	14 DW, co-dominants, included bark	41.631979980	-88.0218589	10/27/2025	Save & Protect
Callery pear	Pyrus calleryana	11.4 good	15 MS, 5.9, 5.5, 5.1, DW, included bark	41.631978961	-88.0218317	10/27/2025	Remove
Eastern cottonwood	Populus deltoides	47.9 fair	46 MS, 10.8, 12.8, 16.5, 7, DW, included bark	41.6324888	-88.0219278	10/27/2025	Remove
White mulberry	Morus alba	16.4 fair	15 MS, 8.5, 8.6, 8.6, DW, poor form	41.632488387	-88.0219278	10/27/2025	Remove
Black walnut	Juglans nigra	8.5 good	48 DW	41.6324845	-88.0218685	10/27/2025	Remove
Eastern cottonwood	Populus deltoides	6.8 good	49 DW	41.632472852	-88.0215498	10/27/2025	Save & Protect
Eastern cottonwood	Populus deltoides	14.5 fair	50 DW	41.632478985	-88.0215468	10/27/2025	Save & Protect
Eastern cottonwood	Populus deltoides	18.7 poor	51 DW	41.632478953	-88.0215657	10/27/2025	Save & Protect
Eastern cottonwood	Populus deltoides	17.1 fair	52 DW, co-dominants	41.632478953	-88.0215657	10/27/2025	Save & Protect
Eastern cottonwood	Populus deltoides	17.6 fair	53 DW	41.632127561	-88.0215765	10/27/2025	Save & Protect
Eastern cottonwood	Populus deltoides	7.2 poor	54 DW	41.632127387	-88.0215729	10/28/2025	Save & Protect
Eastern cottonwood	Populus deltoides	7.4 poor	55 DW, leaning	41.632127295	-88.0216026	10/28/2025	Save & Protect
Eastern cottonwood	Populus deltoides	10.9 fair	56 MS, 10.9, 8.9, DW	41.632175721	-88.0215852	10/28/2025	Save & Protect
Eastern cottonwood	Populus deltoides	7.4 fair	57 DW	41.632175721	-88.0215852	10/28/2025	Save & Protect
Eastern cottonwood	Populus deltoides	7.5 fair	58 DW	41.632175571	-88.0216155	10/28/2025	Save & Protect
Eastern cottonwood	Populus deltoides	11.9 fair	59 DW	41.632172531	-88.0215992	10/28/2025	Save & Protect
Eastern cottonwood	Populus deltoides	10.4 fair	60 DW	41.632162251	-88.0215935	10/28/2025	Save & Protect
Eastern cottonwood	Populus deltoides	12.6 fair	61 MS, 10.8, 10.6, included bark	41.632172531	-88.0215992	10/28/2025	Remove
Eastern cottonwood	Populus deltoides	10.9 fair	62 DW	41.632172531	-88.0215992	10/28/2025	Remove
Eastern cottonwood	Populus deltoides	11.3 fair	63 DW, included bark	41.632172531	-88.0215992	10/28/2025	Remove
White mulberry	Morus alba	11.1 fair	76 DW, co-dominants, poor form	41.632172531	-88.0215992	10/28/2025	Remove
Eastern cottonwood	Populus deltoides	11.2 fair	77 MS, 8.3, 8.7, included bark	41.632172531	-88.0215992	10/28/2025	Remove
White mulberry	Morus alba	16.6 poor	78 DW, co-dominants, included bark	41.632172531	-88.0215992	10/28/2025	Remove
Eastern cottonwood	Populus deltoides	11.9 fair	79 DW, co-dominants, included bark	41.632172531	-88.0215992	10/28/2025	Remove
American elm	Ulmus americana	14.4 fair	80 DW	41.631972561	-88.0216003	10/28/2025	Remove
American elm	Ulmus americana	14.4 fair	81 MS, 10.5, 12.1, DW	41.631972561	-88.0216003	10/28/2025	Remove
Swamp white oak	Quercus bicolor	11.2 poor	82 MS, 8.3, 8.7, included bark	41.631972561	-88.0216003	10/28/2025	Remove
White mulberry	Morus alba	21.5 fair	83 DW, co-dominants, included bark	41.631972561	-88.0216003	10/28/2025	Remove
Eastern cottonwood	Populus deltoides	32.3 fair	84 DW, co-dominants	41.631972561	-88.0216003	10/28/2025	Remove
Eastern cottonwood	Populus deltoides	32.3 fair	85 DW, co-dominants, decay/cavity	41.631972561	-88.0216003	10/28/2025	Remove
Eastern cottonwood	Populus deltoides	34.1 fair	86 DW, co-dominants	41.631972561	-88.0216003	10/28/2025	Remove
Northern hackberry	Celtis occidentalis	9.6 good	86 DW	41.631972561	-88.0216003	10/28/2025	Remove
Eastern cottonwood	Populus deltoides	16.1 fair	87 DW, co-dominants	41.631972561	-88.0216003	10/28/2025	Remove
American elm	Ulmus americana	7.6 fair	88 DW, co-dominants	41.631972561	-88.0216003	10/28/2025	Remove
American elm	Ulmus americana	7.6 fair	89 DW, leaning	41.631972561	-88.0216003	10/28/2025	Remove
American elm	Ulmus americana	7.6 fair	90 DW	41.631972561	-88.0216003	10/28/2025	Remove
American elm	Ulmus americana	10.8 poor	91 DW, co-dominants	41.631972561	-88.0216003	10/28/2025	Remove
Hawthorn	Crataegus spp.	6.7 poor	92 DW, co-dominants	41.631972561	-88.0216003	10/28/2025	Remove
Black walnut	Juglans nigra	6.3 fair	93 leaning	41.631972561	-88.0216003	10/28/2025	Remove
Black walnut	Juglans nigra	5.6 good	94	41.631972561	-88.0216003	10/28/2025	Remove
Northern catalpa	Catalpa speciosa	17.8 good	95 DW	41.631972561	-88.0216003	10/28/2025	Remove
Eastern cottonwood	Populus deltoides	32.3 fair	96 DW, co-dominants, decay/cavity	41.631972561	-88.0216003	10/28/2025	Remove
Eastern cottonwood	Populus deltoides	16.6 poor	97 DW, co-dominants	41.631972561	-88.0216003	10/28/2025	Remove
Eastern cottonwood	Populus deltoides	20.4 fair	98 DW, co-dominants	41.631972561	-88.0216003	10/28/2025	Remove
American elm	Ulmus americana	14.6 poor	99 DW	41.631972561	-88.0216003	10/28/2025	Remove
American elm	Ulmus americana	12.6 fair	100 DW	41.631972561	-88.0216003	10/28/2025	Remove
American elm	Ulmus americana	11.2 fair	101 MS, 5.5, 6.1, included bark	41.631972561	-88.0216003	10/28/2025	Not Found
American elm	Ulmus americana	11.2 fair	102 MS, 5.5, 6.1, included bark	41.631972561	-88.0216003	10/28/2025	Not Found
American elm	Ulmus americana	6.6 fair	103 DW, co-dominants	41.631972561	-88.0216003	10/28/2025	Not Found
Black walnut	Juglans nigra	15.4 fair	104 co-dominants, poor form	41.631972561	-88.0216003	10/28/2025	Not Found
Black walnut	Juglans nigra	13.8 good	105 DW	41.631972561	-88.0216003	10/28/2025	Not Found
Black walnut	Juglans nigra	7.7 good	106 DW	41.631972561	-88.0216003	10/28/2025	Not Found
Honeylocust	Gleditsia triacanthos	7.6 good	107 co-dominants	41.631972561	-88.0216003	10/28/2025	Not Found
Black walnut	Juglans nigra	7.7 good	114	41.631972561	-88.0216003	10/28/2025	Not Found
Black walnut	Juglans nigra	13.6 good	115 co-dominants, leaning	41.631972561	-88.0216003	10/28/2025	Not Found
American elm	Ulmus americana	12.3 poor	116 DW, co-dominants	41.631972561	-88.0216003	10/28/2025	Not Found
White mulberry	Morus alba	11.1 fair	117 MS, 8.5, 8.4, included bark, poor form	41.631972561	-88.0216003	10/28/2025	Not Found
Black walnut	Juglans nigra	9.8 fair	121 DW, co-dominants, included bark	41.631972561	-88.0216003	10/28/2025	Not Found
Black walnut	Juglans nigra	17.6 fair	126 MS, 9.7, 7.9, included bark, co-dominants	41.631972561	-88.0216003	10/28/2025	Not Found
Black walnut	Juglans nigra	14.5 fair	129 DW, co-dominants	41.631972561	-88.0216003	10/28/2025	Not Found
American elm	Ulmus americana	17.9 fair	154 MS, 8.8, 9.3, included bark, DW, co-dominants	41.631972561	-88.0216003	10/28/2025	Save - Beyond Const Limits
American elm	Ulmus americana	11.5 fair	155 DW, co-dominants, covered in vine	41.631972561	-88.0216003	10/28/2025	Save - Beyond Const Limits
Northern hackberry	Celtis occidentalis	6.6 fair	157 DW	41.631972561	-88.0216003	10/28/2025	Save - Beyond Const Limits
Black walnut	Juglans nigra	12.7 good	158	41.631972561	-88.0216003	10/28/2025	Save - Beyond Const Limits
American elm	Ulmus americana	13.5 fair	159 DW, co-dominants	41.631972561	-88.0216003	10/28/2025	Save - Beyond Const Limits
American elm	Ulmus americana	17.8 fair	160 DW, co-dominants, covered in vine	41.631972561	-88.0216003	10/28/2025	Not Found
American elm	Ulmus americana	7.8 fair	161 DW	41.631972561	-88.0216003	10/28/2025	Save & Protect
Northern hackberry	Celtis occidentalis	7.6 fair	162 DW, co-dominants	41.631972561	-88.0216003	10/28/2025	Save & Protect
American elm	Ulmus americana	11.8 fair	163 DW, co-dominants	41.631972561	-88.0216003	10/28/2025	Not Found
White mulberry	Morus alba	21.8 poor	164 MS, 5.8, 7.2, 4.7, 4.7, 4.1, DW, included bark, poor form	41.631972561	-88.0216003	10/28/2025	Not Found
American elm	Ulmus americana	9.9 fair	165 DW, co-dominants	41.631972561	-88.0216003	10/28/2025	Not Found
Black walnut	Juglans nigra	9.6 good	166 co-dominants	41.631972561	-88.0216003	10/28/2025	Not Found
White mulberry	Morus alba	16.5 fair	167 MS, 10.3, 8.9, included bark, DW	41.631972561	-88.0216003	10/28/2025	Remove
White mulberry	Morus alba	13.1 fair	168 MS, 8.5, included bark, DW	41.631972561	-88.0216003	10/28/2025	Remove
White mulberry	Morus alba	13.1 fair	169 MS, 8.9, 9.1, included bark, DW	41.631972561	-88.0216003	10/28/2025	Remove
White mulberry	Morus alba	7.3 fair	170 DW, co-dominants	41.631972561	-88.0216003	10/28/2025	Remove
Eastern cottonwood	Populus deltoides	9.5 fair	171 DW, trunk wound	41.631972561	-88.0216003	10/28/2025	Remove
Eastern cottonwood	Populus deltoides	11.3 fair	172 DW, trunk wound, poor form	41.631972561	-88.0216003	10/28/2025	Remove
Black walnut	Juglans nigra	11.2 fair	173 DW, co-dominants	41.631972561	-88.0216003	10/28/2025	Remove
Black walnut	Juglans nigra	11.2 fair	174 DW, leaning	41.631972561	-88.0216003	10/28/2025	Remove

Eastern cottonwood	Populus deltoides	13.5 fair	175 DW	41.6309539.95	-88.0186.6561	10/27/2025	Remove
Eastern cottonwood	Populus deltoides	13.1 fair	176 included bark, DW, poor form	41.6309.9082	-88.0218.5172	10/27/2025	Remove
Eastern cottonwood	Populus deltoides	15.6 fair	177 DW, leaning	41.6309.9475	-88.0219.6460	10/27/2025	Remove
Eastern cottonwood	Populus deltoides	16.0 fair	178 DW, co-dominants	41.6309.0902	-88.0219.7259	10/27/2025	Remove
Eastern cottonwood	Populus deltoides	9.6 fair	179 DW	41.6309.1296	-88.0218.9939	10/27/2025	Remove
Eastern cottonwood	Populus deltoides (2 stems)	11.2 poor	180 DW, poor form	41.6309.1296	-88.0218.9939	10/27/2025	Save & Protect
American elm	Ulmus americana	7.7 fair	181 DW, co-dominants, included bark	41.6309.4520	-88.0219.4167	10/27/2025	Save & Protect
Black walnut	Juglans nigra	13.7 good	182	41.6305.7782	-88.0219.1953	10/27/2025	Save & Protect
Bur oak	Quercus macrocarpa	15.4 poor	183 DW, included bark, trunk damage, poor form	41.6309.9129	-88.0219.0898	10/27/2025	Remove
Black cherry	Prunus serotina	13.0 critical	184 DW	41.6309.6487	-88.0220.9142	10/27/2025	Remove
Eastern cottonwood	Populus deltoides	19.5 fair	185 DW, 13.5, 13.6, included bark, decay/cavity, DW	41.6309.6487	-88.0220.9142	10/27/2025	Remove
Black walnut	Juglans nigra	9.9 good	186	41.6307.7782	-88.0219.0915	10/27/2025	Remove
Northern hackberry	Celtis occidentalis	15.7 fair	187 DW, co-dominants	41.6305.8527	-88.0219.9136	10/27/2025	Save - Beyond Const Limits
American basswood	Tilia americana	22.4 fair	188 MS, 10.7, 11.7, DW, poor form	41.6307.9581	-88.0219.7305	10/27/2025	Save - Beyond Const Limits
American elm	Ulmus americana	9.4 poor	189 DW	41.6309.0075	-88.0220.0117	10/27/2025	Save - Beyond Const Limits
American elm	Ulmus americana	11.9 poor	190 DW, poor form	41.6309.0075	-88.0220.0117	10/27/2025	Save - Beyond Const Limits
White mulberry	Morus alba	21.2 poor	191 DW, co-dominants, included bark	41.6309.8343	-88.0220.0722	10/27/2025	Save - Beyond Const Limits
Black walnut	Juglans nigra	16.0 good	192 DW	41.6307.9405	-88.0220.2222	10/27/2025	Save - Beyond Const Limits
American elm	Ulmus americana	11.0 poor	193 DW, co-dominants	41.6305.9295	-88.0220.0983	10/27/2025	Save - Beyond Const Limits
American basswood	Tilia americana	10.9 fair	194 DW, poor form	41.6305.9229	-88.0220.0441	10/27/2025	Save - Beyond Const Limits
Black cherry	Prunus serotina	7.6 critical	195 DW	41.6309.6487	-88.0220.9142	10/27/2025	Save - Beyond Const Limits
Black cherry	Prunus serotina	9.5 critical	196 DW	41.605.8725	-88.0219.9639	10/27/2025	Save - Beyond Const Limits
Black cherry	Prunus serotina	9.5 critical	197 DW, leaning	41.605.8749	-88.0219.9679	10/27/2025	Save - Beyond Const Limits
American elm	Ulmus americana	7.6 fair	198 DW	41.605.9419	-88.0219.9302	10/27/2025	Save - Beyond Const Limits
Black cherry	Prunus serotina	13.2 critical	199 DW	41.605.9462	-88.0220.0439	10/27/2025	Save - Beyond Const Limits
American elm	Ulmus americana	15.4 fair	200 DW, co-dominants, trunk wound	41.605.9505	-88.0220.0639	10/27/2025	Save - Beyond Const Limits
Black cherry	Prunus serotina	12.4 poor	201 DW	41.605.9361	-88.0220.9361	10/27/2025	Save - Beyond Const Limits
Black cherry	Prunus serotina	11.4 poor	202 DW	41.605.9361	-88.0220.9361	10/27/2025	Save - Beyond Const Limits
Black cherry	Prunus serotina	7.5 poor	203 DW, co-dominants, poor form	41.605.9325	-88.0220.9568	10/27/2025	Save - Beyond Const Limits
Black cherry	Prunus serotina	11.9 poor	204 DW, leaning	41.605.9477	-88.0220.9763	10/27/2025	Save - Beyond Const Limits
Black cherry	Prunus serotina	9.4 critical	205 DW	41.605.9536	-88.0220.9511	10/27/2025	Save - Beyond Const Limits
Black cherry	Prunus serotina	11.4 critical	206 DW, co-dominants	41.605.94.39	-88.0221.0426	10/27/2025	Save - Beyond Const Limits
White mulberry	Morus alba	15.2 poor	207 DW, co-dominants	41.605.9.39	-88.0221.0426	10/27/2025	Save - Beyond Const Limits
White mulberry	Morus alba	19.2 poor	208 DW, co-dominants, cracks	41.608.9.067	-88.0221.9.83	10/27/2025	Remove
Black cherry	Prunus serotina	7.2 critical	209 DW	41.6309.9361	-88.0220.9815	10/29/2025	Not Found
American elm	Ulmus americana	6.5 fair	210 DW	41.6309.9.63	-88.0220.9539	10/29/2025	Not Found
Black cherry	Prunus serotina	7.1 critical	211 DW	41.6309.9285	-88.0220.9639	10/29/2025	Not Found
Black cherry	Prunus serotina	7.1 critical	212 DW, leaning	41.6309.9.85	-88.0220.9.39	10/29/2025	Not Found
Black cherry	Prunus serotina	13.4 critical	213 DW	41.6309.9.85	-88.0220.9.39	10/29/2025	Save - Beyond Const Limits
Black cherry	Prunus serotina	8.7 critical	214 DW, leaning	41.6309.9.85	-88.0220.9.39	10/29/2025	Save - Beyond Const Limits
Black cherry	Prunus serotina	7.1 critical	215 DW, leaning	41.6309.9.85	-88.0220.9.39	10/29/2025	Save - Beyond Const Limits
Black cherry	Prunus serotina	11.4 poor	216 DW, co-dominants	41.6309.9.85	-88.0220.9.39	10/29/2025	Save - Beyond Const Limits
Black cherry	Prunus serotina	9.9 poor	217 DW, leaning	41.6309.9.85	-88.0220.9.39	10/29/2025	Save - Beyond Const Limits
Black cherry	Prunus serotina	9.9 poor	218 DW	41.6309.9.85	-88.0220.9.39	10/29/2025	Save - Beyond Const Limits
American basswood	Tilia americana	8.0 poor	219 DW, leaning	41.6309.9.85	-88.0220.9.39	10/29/2025	Save - Beyond Const Limits
American basswood	Tilia americana	10.9 good	220	41.6309.9.85	-88.0220.9.39	10/29/2025	Save - Beyond Const Limits
Black cherry	Prunus serotina	9.9 critical	221 DW	41.6309.9.85	-88.0220.9.39	10/29/2025	Save - Beyond Const Limits
Bur oak	Quercus macrocarpa	7.4 poor	222 DW, poor form	41.6309.9.85	-88.0220.9.39	10/29/2025	Save - Beyond Const Limits
American elm	Ulmus americana	6.4 poor	223 DW	41.6309.9.85	-88.0220.9.39	10/29/2025	Save - Beyond Const Limits
Black cherry	Prunus serotina	7.5 poor	224 DW, poor form	41.6309.9.85	-88.0220.9.39	10/29/2025	Save - Beyond Const Limits
American basswood	Tilia americana	19.2 fair	225 MS, 11.3, 9.9, 11.9, 6.5, DW, included bark	41.6309.9.85	-88.0220.9.39	10/29/2025	Save - Beyond Const Limits
Northern red oak	Quercus rubra	7.2 good	226 DW	41.6307.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
White oak	Quercus alba	6.0 good	227 DW	41.6307.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
Black walnut	Juglans nigra	6.4 good	228	41.6307.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
American basswood	Tilia americana	7.9 good	229	41.6307.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
American basswood	Tilia americana	11.5 good	230	41.6307.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
American basswood	Tilia americana	11.4 good	231	41.6309.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
American basswood	Tilia americana	5.8 good	232	41.6309.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
American basswood	Tilia americana	16.3 fair	233 MS, 8.6, 8.7, DW, included bark	41.6309.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
Black cherry	Prunus serotina	9.7 poor	234 DW, co-dominants	41.6309.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
American elm	Ulmus americana	7.6 poor	235 DW, co-dominants	41.6305.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
American elm	Ulmus americana	8.5 poor	236 DW, co-dominants	41.6305.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
Eastern cottonwood	Populus deltoides	15.7 fair	237 DW, poor form	41.6305.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
Black walnut	Juglans nigra	10.1 good	238 DW	41.6305.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
Black walnut	Juglans nigra	10.1 good	239 DW	41.6305.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
American elm	Ulmus americana	11.4 poor	241 DW, co-dominants	41.6305.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
American elm	Ulmus americana	11.4 poor	242 DW, co-dominants	41.6305.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
No oak	Quercus palustris	13.6 fair	243 DW, leaning	41.6305.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
White mulberry	Morus alba	14.6 poor	244 DW, co-dominants, included bark, broken branches	41.6305.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
Black cherry	Prunus serotina	9.5 critical	245 DW, leaning	41.6309.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
Black cherry	Prunus serotina	7.5 critical	246 DW	41.6309.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
Black walnut	Juglans nigra	13.9 good	247 DW	41.6305.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
Black walnut	Juglans nigra	10.9 good	248	41.6305.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
Black cherry	Prunus serotina	7.5 poor	249 DW	41.6305.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
White mulberry	Morus alba	6.0 critical	250 DW, poor form	41.6305.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
Black cherry	Prunus serotina	7.5 poor	251 DW	41.6305.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
Eastern cottonwood	Populus deltoides	11.4 poor	252 DW, leaning	41.6305.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
Eastern cottonwood	Populus deltoides	17.1 fair	253 DW, co-dominants	41.6305.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
Eastern cottonwood	Populus deltoides	15.4 fair	254 DW	41.6305.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
Eastern cottonwood	Populus deltoides	13.8 fair	255 DW, co-dominants	41.6305.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
Black cherry	Prunus serotina	11.4 critical	256 DW	41.6305.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
Northern hackberry	Celtis occidentalis	10.8 poor	260 DW	41.6304.9.85	-88.0220.9.39	11/4/2025	Save - North of Const Limits
Black cherry	Prunus serotina	12.5 poor	261 DW, decay/cavity, co-dominants	41.605.9.53	-88.0220.9.67	11/4/2025	Save - North of Const Limits

DW = Deadwood
MS = Multistem (DBH is total of all stems. Individual DBH's are listed in the comment.)
Trees marked as **NOT FOUND** - DEI Expects that most if not all of these trees are "offsite" or located in the areas north of the construction limits.

FOR CONTINUATION SEE SHEET #6

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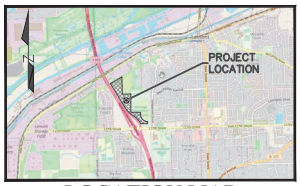
7 OF 7

PROJECT INFORMATION	
Project No.:	25-0017
Scale:	1" = 60'
Date:	02-20-2026
Design By:	SDS
Drawn By:	NSM
Checked By:	SDS

DESIGNTEK ENGINEERING, INC.
CONS

L:\Projects\2025\25-0017\Engineering\DWG\Preliminary\25-0017 PE SDS 2.dwg Plot Date: 7/17/2026 11:57:51 AM By: sschreiner

PRELIMINARY SITE PLAN - OVERALL
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

SITE DATA
GROSS AREA: 1,259,755 S.F. OR 28.92 ACRES

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

PARCEL IDENTIFICATION NUMBERS
22-30-303-003-0000

SITE AREA DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES
R.O.W. DEDICATION TO VILLAGE (DEVELOPED):	175,530 SQ. FT. OR 4.03 ACRES
R.O.W. DEDICATION TO VILLAGE (FUTURE):	1,683 SQ. FT. OR 0.04 ACRES
SINGLE FAMILY LOTS:	196,191 SQ. FT. OR 4.50 ACRES
MULTI FAMILY LOTS:	346,521 SQ. FT. OR 7.96 ACRES
OUT LOT A (OPEN SPACE & STORM WATER):	119,628 SQ. FT. OR 2.75 ACRES
OUT LOT A (UNDEVELOPED):	266,451 SQ. FT. OR 6.12 ACRES
OUT LOT B (OPEN SPACE):	68,577 SQ. FT. OR 1.57 ACRES
OUT LOT C (OPEN SPACE):	8,111 SQ. FT. OR 0.19 ACRES
OUT LOT D (OPEN SPACE & STORM WATER):	68,576 SQ. FT. OR 1.57 ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES

R-5A ZONING REQUIREMENTS

ZONING:	R-5A
SINGLE-FAMILY LOTS:	19

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	10'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	9,600 SF
MIN. LOT WIDTH:	75'	80'
MIN. LOT AREA PER UNIT:	3,000 SF	9,600 SF
LOT COVERAGE:	65% MAX.	55.00%

SUMMARY TABLE OF R-5A LOT SIZES

1	10,104	0.23
2	9,600	0.22
3	9,600	0.22
4	9,600	0.22
5	9,600	0.22
6	9,600	0.22
7	9,600	0.22
8	9,600	0.22
9	9,600	0.22
10	9,600	0.22
11	9,600	0.22
12	10,635	0.24
13	11,795	0.27
14	11,317	0.26
15	11,317	0.26
16	10,107	0.23
17	12,116	0.28
18	10,528	0.24
19	12,272	0.28
TOTALS	196,191	4.50

R-6 ZONING REQUIREMENTS

ZONING:	R-6
MULTI-FAMILY UNITS:	63
MULTI-FAMILY LOTS:	14

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	15'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	12,244 SF
MIN. LOT WIDTH:	80'	100'
MIN. LOT AREA PER UNIT:	3,000 SF	3,388 SF
LOT COVERAGE:	65% MAX.	65%

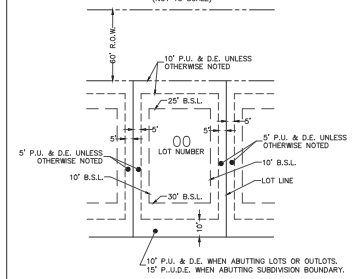
SUMMARY TABLE FOR R-6 LOT SIZES (PER BLDG.)

BLDG.	LOTS	SIZE (SQ. FT.)	SIZE (ACRE)
1	20–23	21,845	0.50
2	24–27	21,043	0.48
3	28–31	18,909	0.43
4	32–35	18,932	0.43
5	36–39	18,932	0.43
6	40–43	19,029	0.43
7	44–47	25,117	0.58
8	48–51	26,294	0.60
9	52–55	19,146	0.44
10	56–57	15,194	0.35
11	58–61	27,824	0.64
12	62–64	25,454	0.58
13	65–68	19,759	0.45
14	69–72	18,933	0.43
15	73–76	18,933	0.43
16	77–80	18,933	0.43
17	81–82	12,244	0.28
TOTALS	63 LOTS	346,521	7.96

SUMMARY TABLE OF R-6 LOT SIZES (INDIVIDUAL)

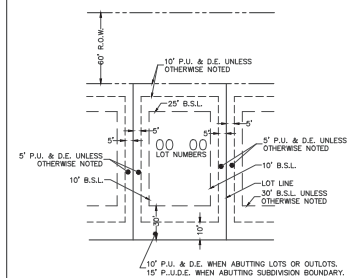
20	6,733	0.15
21	4,303	0.10
22	3,880	0.09
23	6,928	0.16
24	7,839	0.18
25	3,616	0.08
26	3,388	0.08
27	6,200	0.14
28	6,050	0.14
29	3,393	0.08
30	3,393	0.08
31	6,073	0.14
32	6,073	0.14
33	3,393	0.08
34	3,393	0.08
35	6,073	0.14
36	6,073	0.14
37	3,393	0.08
38	3,393	0.08
39	6,073	0.14
40	6,073	0.14
41	3,393	0.08
42	3,393	0.08
43	6,170	0.14
44	9,106	0.21
45	3,393	0.08
46	3,392	0.08
47	9,226	0.21
48	11,501	0.26
49	4,575	0.11
50	3,977	0.09
51	6,241	0.14
52	6,140	0.14
53	3,416	0.08
54	3,416	0.08
55	6,175	0.14
56	6,256	0.14
57	8,938	0.21
58	10,418	0.24
59	3,903	0.09
60	3,745	0.09
61	9,757	0.22
62	8,750	0.20
63	4,955	0.11
64	11,749	0.27
65	6,900	0.16
66	3,393	0.08
67	3,393	0.08
68	6,073	0.14
69	6,074	0.14
70	3,393	0.08
71	3,393	0.08
72	6,073	0.14
73	6,074	0.14
74	3,393	0.08
75	3,393	0.08
76	6,074	0.14
77	6,074	0.14
78	3,393	0.08
79	3,393	0.08
80	6,073	0.14
81	6,112	0.14
82	6,132	0.14
TOTALS	346,521	7.96

TYPICAL SINGLE FAMILY LOT DETAIL
(NOT TO SCALE)



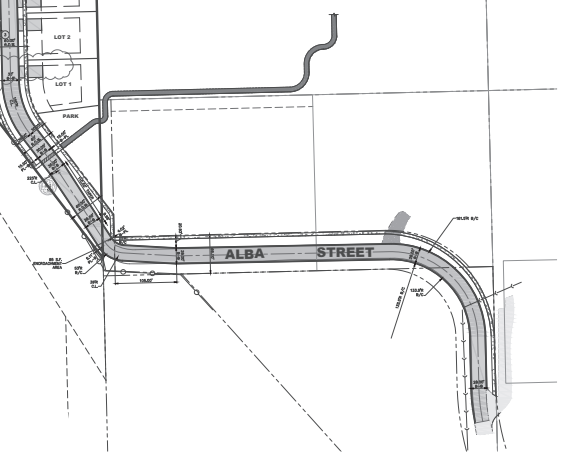
1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

TYPICAL MULTI-FAMILY LOT DETAIL
(NOT TO SCALE)



1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

LOT DETAILS



Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOISICALL.COM

1 OF 3

PROJECT INFORMATION	
Project No.:	25-0017
Scale:	1" = 100'
Date:	02-20-2026
Design By:	SDS
Drawn By:	NSM
Checked By:	SDS

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

PRELIMINARY SITE PLAN
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

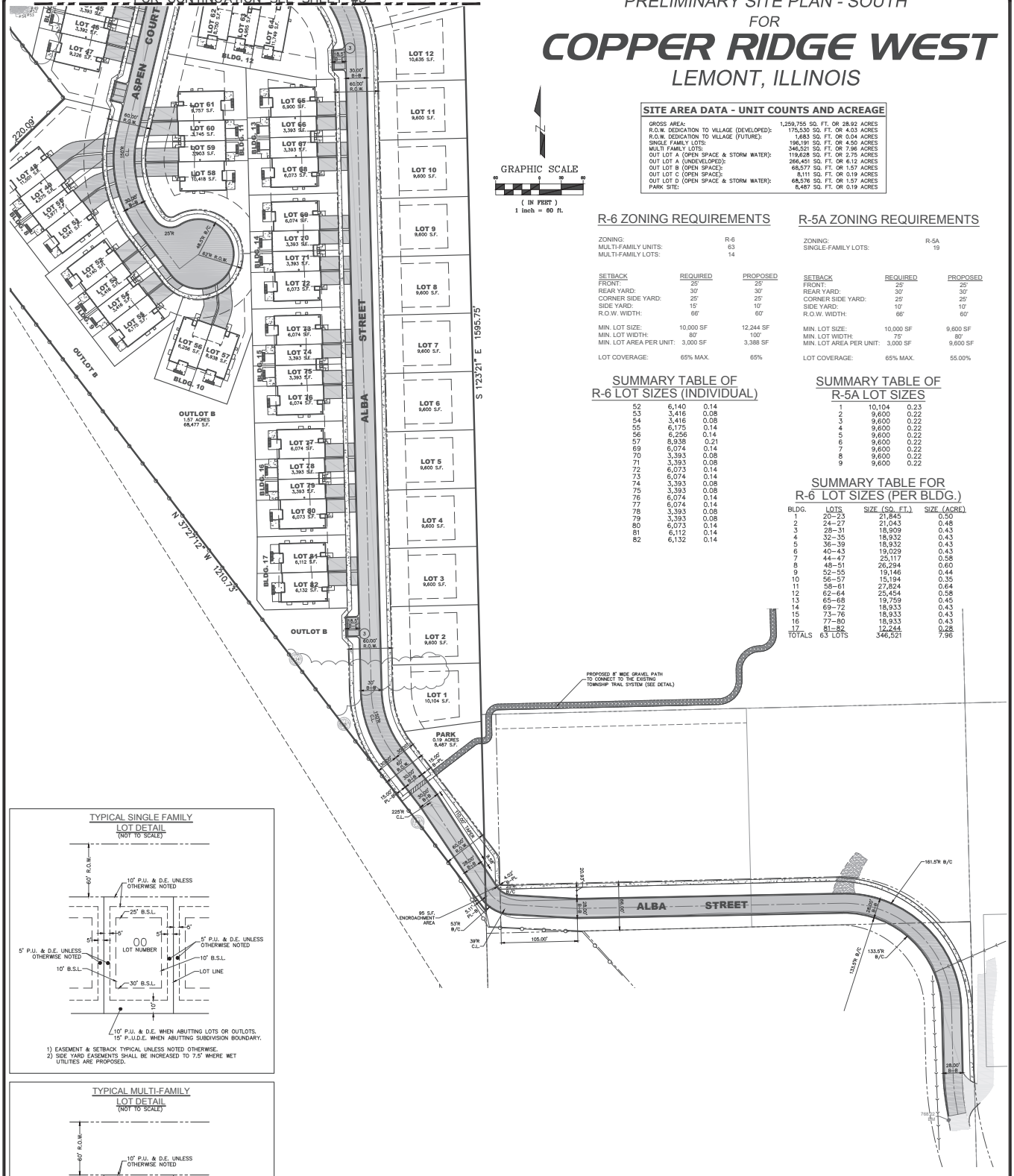
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	05-26-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
3	07-07-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
4	07-17-26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

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FOR CONTINUATION SEE SHEET #3

PRELIMINARY SITE PLAN - SOUTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS



SITE AREA DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES
R.O.W. DEDICATION TO VILLAGE (DEVELOPED):	175,530 SQ. FT. OR 4.03 ACRES
R.O.W. DEDICATION TO VILLAGE (FUTURE):	1,683 SQ. FT. OR 0.04 ACRES
SINGLE FAMILY LOTS:	196,191 SQ. FT. OR 4.50 ACRES
MULTI FAMILY LOTS:	346,521 SQ. FT. OR 7.96 ACRES
OUT LOT A (OPEN SPACE & STORM WATER):	119,628 SQ. FT. OR 2.75 ACRES
OUT LOT A (UNDEVELOPED):	266,451 SQ. FT. OR 6.12 ACRES
OUT LOT B (OPEN SPACE):	68,577 SQ. FT. OR 1.57 ACRES
OUT LOT C (OPEN SPACE):	8,111 SQ. FT. OR 0.19 ACRES
OUT LOT D (OPEN SPACE & STORM WATER):	68,576 SQ. FT. OR 1.57 ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES

R-6 ZONING REQUIREMENTS

ZONING:	R-6
MULTI-FAMILY UNITS:	63
MULTI-FAMILY LOTS:	14

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	15'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	12,244 SF
MIN. LOT WIDTH:	80'	100'
MIN. LOT AREA PER UNIT:	3,000 SF	3,388 SF
LOT COVERAGE:	65% MAX.	65%

R-5A ZONING REQUIREMENTS

ZONING:	R-5A
SINGLE-FAMILY LOTS:	19

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	10'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	9,600 SF
MIN. LOT WIDTH:	75'	80'
MIN. LOT AREA PER UNIT:	3,000 SF	9,600 SF
LOT COVERAGE:	65% MAX.	55.00%

SUMMARY TABLE OF R-6 LOT SIZES (INDIVIDUAL)

52	6,140	0.14
53	3,416	0.08
54	3,416	0.08
55	6,175	0.14
56	6,256	0.14
57	8,938	0.21
69	6,074	0.14
70	3,393	0.08
71	3,393	0.08
72	6,073	0.14
73	6,074	0.14
74	3,393	0.08
75	3,393	0.08
76	6,074	0.14
77	6,074	0.14
78	3,393	0.08
79	3,393	0.08
80	6,073	0.14
81	6,112	0.14
82	6,132	0.14

SUMMARY TABLE OF R-5A LOT SIZES

1	10,104	0.23
2	9,600	0.22
3	9,600	0.22
4	9,600	0.22
5	9,600	0.22
6	9,600	0.22
7	9,600	0.22
8	9,600	0.22
9	9,600	0.22

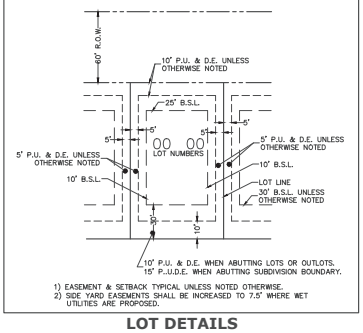
SUMMARY TABLE FOR R-6 LOT SIZES (PER BLDG.)

BLDG.	LOTS	SIZE (SQ. FT.)	SIZE (ACRE)
1	20–23	21,845	0.50
2	24–27	21,043	0.48
3	28–31	18,909	0.43
4	32–35	18,932	0.43
5	36–39	18,932	0.43
6	40–43	19,029	0.43
7	44–47	25,117	0.58
8	48–51	26,294	0.60
9	52–55	19,146	0.44
10	56–57	15,194	0.35
11	58–61	27,824	0.64
12	62–64	25,454	0.58
13	65–68	19,759	0.45
14	69–72	18,933	0.43
15	73–76	18,933	0.43
16	77–80	18,933	0.43
17	81–82	12,244	0.28
TOTALS	63 LOTS	346,521	7.96

TYPICAL SINGLE FAMILY LOT DETAIL
(NOT TO SCALE)

1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

TYPICAL MULTI-FAMILY LOT DETAIL
(NOT TO SCALE)



1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

LOT DETAILS

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM

2 OF 3	PROJECT INFORMATION Project No.: 25-0017 Scale: 1" = 60' Date: 02-20-2026 Design By: SDS Drawn By: NSM Checked By: SDS	DESIGNTEK ENGINEERING, INC. CONSULTING, CIVIL ENGINEERING & LAND SURVEYING 9930 W. 190TH STREET, SUITE L MOKENA, ILLINOIS 60448 (708) 326-4961 FAX: (708) 326-4962 IL PROF. LIC. NO.: 184-003740	PRELIMINARY P.U.D. FOR COPPER RIDGE WEST LEMONT, ILLINOIS	TETON DEVELOPMENT, LLC 565 VILLAGE CENTER DRIVE BURR RIDGE, ILLINOIS 60527 (630) 920-9430	REVISIONS NO. DATE DESCRIPTION BY 1 04-14-26 PER VILLAGE REVIEW SDS 2 05-26-26 PER VILLAGE REVIEW: ADDED PARKING SDS 3 07-07-26 PER VILLAGE REVIEW: ADDED PARKING SDS 4 07-17-26 PER VILLAGE REVIEW: WALK & TRAILS SDS

L:\Projects\2025\25-0017\Engineering\DWG\Preliminary\25-0017 PE SDS 2.dwg Plot Date:7/17/2026 11:58:06 AM By:sschreiner

PRELIMINARY SITE PLAN - NORTH
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

SITE AREA DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,259,755 SQ. FT. OR 28.92 ACRES
R.O.W. DEDICATION TO VILLAGE (DEVELOPED):	175,530 SQ. FT. OR 4.03 ACRES
R.O.W. DEDICATION TO VILLAGE (FUTURE):	1,683 SQ. FT. OR 0.04 ACRES
SINGLE FAMILY LOTS:	196,191 SQ. FT. OR 4.50 ACRES
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OUT LOT D (OPEN SPACE & STORM WATER):	68,576 SQ. FT. OR 1.57 ACRES
PARK SITE:	8,487 SQ. FT. OR 0.19 ACRES

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

R-6 ZONING REQUIREMENTS

ZONING:	R-6
MULTI-FAMILY UNITS:	63
MULTI-FAMILY LOTS:	14

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	15'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	12,244 SF
MIN. LOT WIDTH:	80'	100'
MIN. LOT AREA PER UNIT:	3,000 SF	3,388 SF
LOT COVERAGE:	65% MAX.	65%

R-5A ZONING REQUIREMENTS

ZONING:	R-5A
SINGLE-FAMILY LOTS:	19

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30'
CORNER SIDE YARD:	25'	25'
SIDE YARD:	10'	10'
R.O.W. WIDTH:	66'	60'
MIN. LOT SIZE:	10,000 SF	9,600 SF
MIN. LOT WIDTH:	75'	80'
MIN. LOT AREA PER UNIT:	3,000 SF	9,600 SF
LOT COVERAGE:	65% MAX.	55.00%

SUMMARY TABLE OF R-6 LOT SIZES (INDIVIDUAL)

20	6,733	0.15
21	4,303	0.10
22	3,880	0.09
23	6,928	0.16
24	7,839	0.18
25	3,616	0.08
26	3,388	0.08
27	6,200	0.14
28	6,050	0.14
29	3,393	0.08
30	3,393	0.08
31	6,073	0.14
32	6,073	0.14
33	3,393	0.08
34	3,393	0.08
35	6,073	0.14
36	6,073	0.14
37	3,393	0.08
38	3,393	0.08
39	6,073	0.14
40	6,073	0.14
41	3,393	0.08
42	3,393	0.08
43	6,170	0.14
44	9,106	0.21
45	3,393	0.08
46	3,392	0.08
47	9,226	0.21
48	11,501	0.26
49	4,575	0.11
50	3,977	0.09
51	6,241	0.14
58	10,418	0.24
59	3,903	0.09
60	3,745	0.09
61	9,757	0.22
62	8,750	0.20
63	4,955	0.11
64	11,749	0.27
65	6,900	0.16
66	3,393	0.08
67	3,393	0.08
68	6,073	0.14

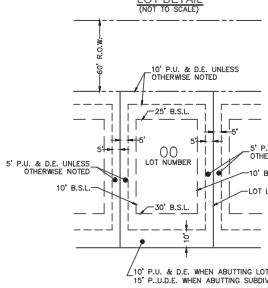
SUMMARY TABLE OF R-5A LOT SIZES

10	9,600	0.22
11	9,600	0.22
12	10,635	0.24
13	11,795	0.27
14	11,317	0.26
15	11,317	0.26
16	10,107	0.23
17	12,116	0.28
18	10,528	0.24
19	12,272	0.28

SUMMARY TABLE FOR R-6 LOT SIZES (PER BLDG.)

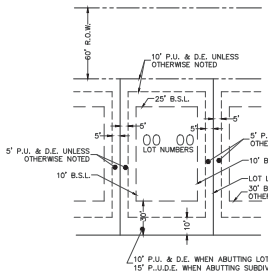
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2	24–27	21,043	0.48
3	28–31	18,909	0.43
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5	36–39	18,932	0.43
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7	44–47	25,117	0.58
8	48–51	26,294	0.60
9	52–55	19,146	0.44
10	56–57	15,194	0.35
11	58–61	27,824	0.64
12	62–64	25,454	0.58
13	65–68	19,759	0.45
14	69–72	18,933	0.43
15	73–76	18,933	0.43
16	77–80	18,933	0.43
17	81–82	12,244	0.28
TOTALS	63 LOTS	346,521	7.96

TYPICAL SINGLE FAMILY LOT DETAIL
(NOT TO SCALE)



1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

TYPICAL MULTI-FAMILY LOT DETAIL
(NOT TO SCALE)



1) EASEMENT & SETBACK TYPICAL UNLESS NOTED OTHERWISE.
2) SIDE YARD EASEMENTS SHALL BE INCREASED TO 7.5' WHERE WET UTILITIES ARE PROPOSED.

LOT DETAILS

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOISICALL.COM

FOR CONTINUATION SEE SHEET #2

3 OF 3

PROJECT INFORMATION	
Project No.:	25-0017
Scale:	1" = 60'
Date:	02-20-2026
Design By:	SDS
Drawn By:	NSM
Checked By:	SDS

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

PRELIMINARY SITE PLAN
FOR
COPPER RIDGE WEST
LEMONT, ILLINOIS

TETON DEVELOPMENT, LLC
565 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04-15-26	PER VILLAGE REVIEW	SDS
2	05-26-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
3	07-07-26	PER VILLAGE REVIEW: ADDED PARKING	SDS
4	07-17-26	PER VILLAGE REVIEW: WALK & TRAILS	SDS

PRELIMINARY SITE PLAN – NORTH

Preliminary Landscape Plan

COPPER RIDGE

Lemont, Illinois

July 16, 2026

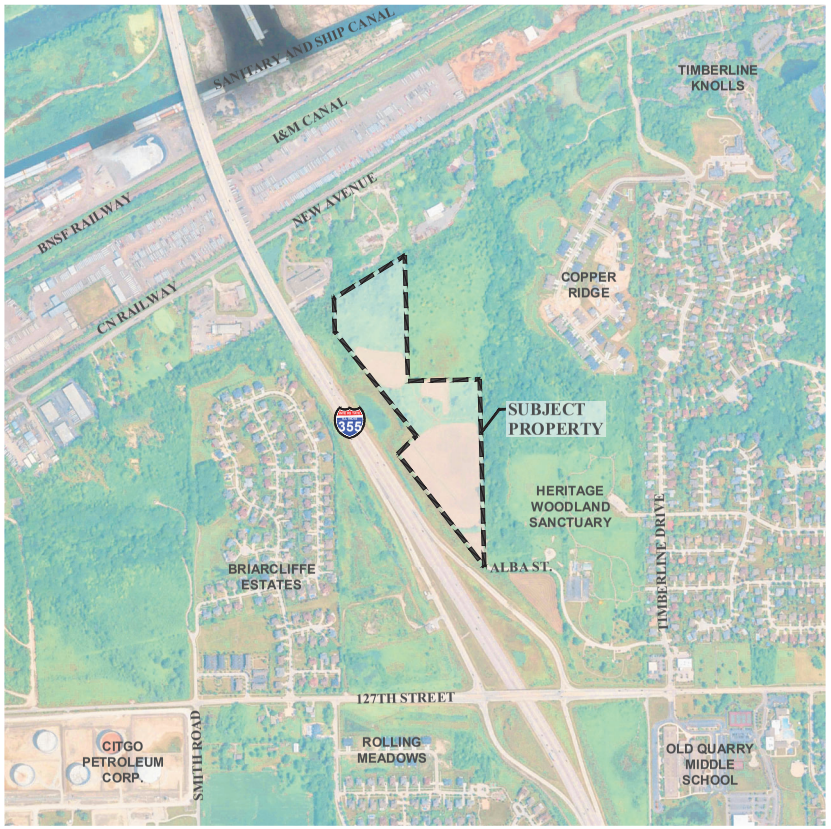
CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

DESIGNTEK ENGINEERING, INC.
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448



LOCATION MAP

SCALE: 1"=500'

INDEX OF PLAN SHEETS

SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	OVERALL LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	TYPICAL FOUNDATION LANDSCAPE PLANS

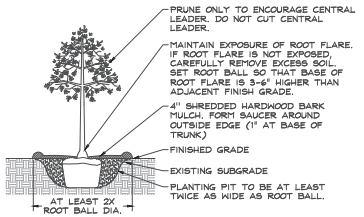
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REPRESENTATIVE PLANT LIST

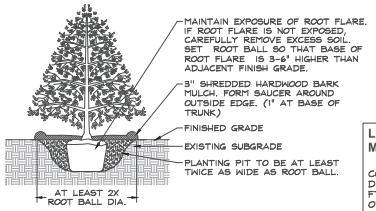
Key	Botanical/Common Name	Size	Remarks
	PARKWAY TREES		
	Acer x freemanii 'Marmo' MARMO FREEMAN MAPLE	3" Cal.	
	Celtis occidentalis COMMON HACKBERRY	3" Cal.	
	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	3" Cal.	
	Quercus rubra RED OAK	3" Cal.	
	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	3" Cal.	
	CANOPY TREES		
	Acer x freemanii 'Jeffer's Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
	Ulmus davidiana var. japonica 'Morton' ACCOLADE ELM	2 1/2" Cal.	
	ORNAMENTAL TREES		
	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
	Carpinus caroliniana AMERICAN HORNBEAM	2" Cal.	Single Stem
	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
	EVERGREEN TREES		
	Abies concolor WHITE FIR	8' Ht.	
	Picea abies NORWAY SPRUCE	8' Ht.	
	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
	Picea omorika SERBIAN SPRUCE	8' Ht.	
	Pinus strobus EASTERN WHITE PINE	8' Ht.	
	DECIDUOUS SHRUBS		
	Cornus sericea 'Bailey I' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
	Hydrangea paniculata 'SMHPLGF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
	Itea virginica 'Little Henry' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
	Physocarpus opulifolius 'Seward' SUMMER WINE NINEBARK	30" Tall	4' O.C.
	Rhus aromatica 'Gro-low' GRO-LOW SUMAC	24" Wide	4' O.C.
	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
	Weigela florida 'Brannwell' FINE WINE WEIGELA	24" Tall	3' O.C.
	EVERGREEN SHRUBS		
	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
	Thuja occidentalis 'Hoaduardii' GLOBE ARBORVITAE	24" Wide	4' O.C.
	PERENNIALS AND ORNAMENTAL GRASSES		
	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
	Echinacea 'CBG Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.
	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
	Perovskia atriplicifolia RUSSIAN SAGE	#1	24" O.C.
	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
	GROUNDCOVERS		
	Sedum kamtschaticum RUSSIAN STONECROP	#SP4	12" O.C.
	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.

PLANTING DETAILS

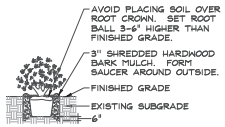
* ANY WIRE BASKETS SHALL COVER NO MORE THAN THE LOWER 1/3 OF THE ROOT BALL. ANY BASKETS THAT ARE HIGHER THAN THAT SHALL BE CUT DOWN TO THAT HEIGHT DURING PLANTING.



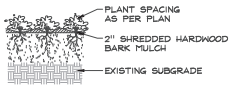
DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



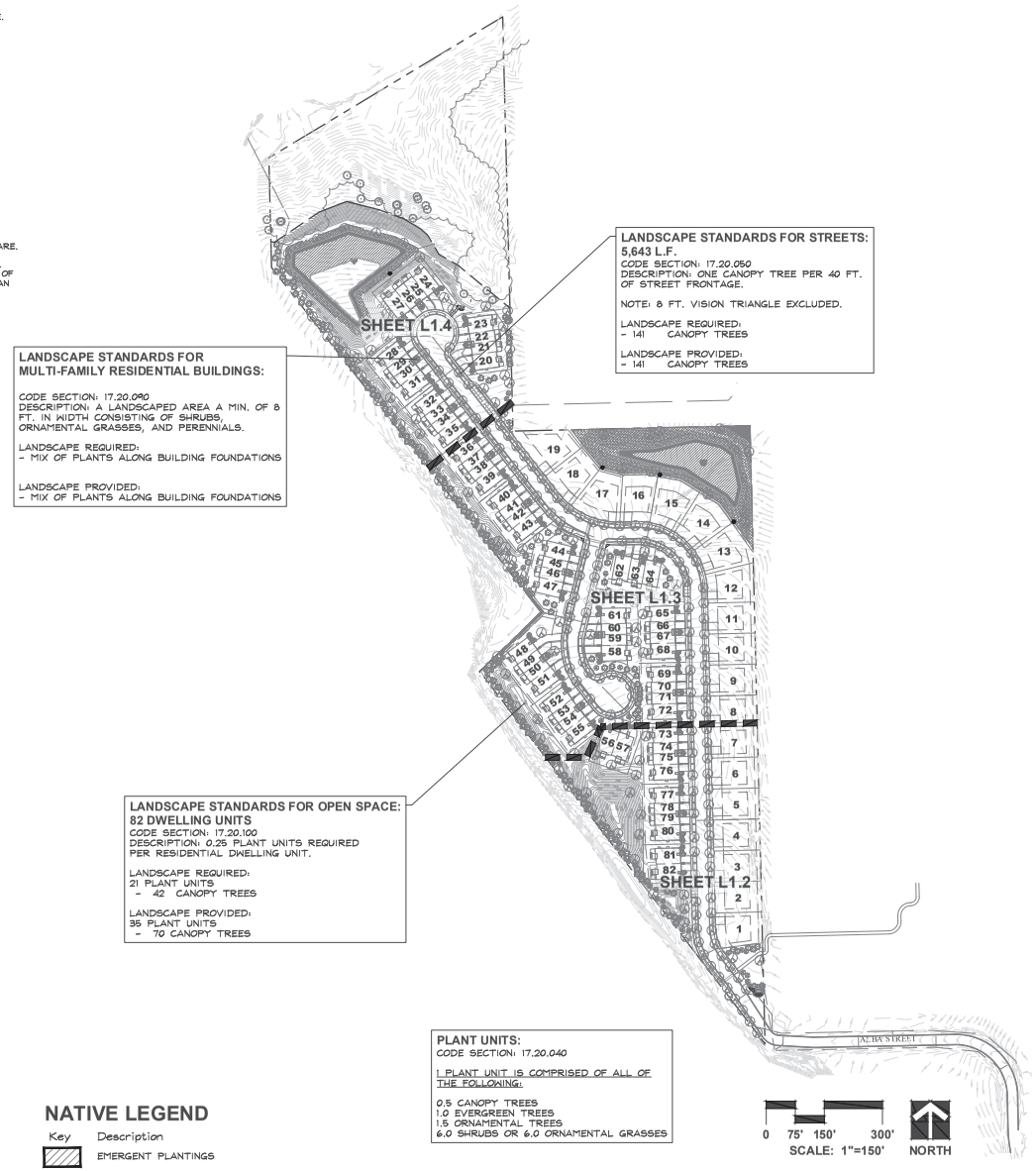
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE

GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.
8. The Village Arborist shall be consulted during installation of material and may reject inappropriate materials.

PARKWAY TREE NOTES

1. Parkway trees shall be installed in the spring or fall, but not before the construction of the dwelling and the completion of the public sidewalk. However, in no case shall parkway trees be planted later than two years after the commencement of construction of the development (i.e., issuance of the site development permit).
2. Parkway trees shall be installed at least 15 feet from any traffic sign.



LANDSCAPE STANDARDS FOR MULTI-FAMILY RESIDENTIAL BUILDINGS:

CODE SECTION: 17.20.090
DESCRIPTION: A LANDSCAPED AREA A MIN. OF 8 FT. IN WIDTH CONSISTING OF SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS.

LANDSCAPE REQUIRED:
- MIX OF PLANTS ALONG BUILDING FOUNDATIONS

LANDSCAPE PROVIDED:
- MIX OF PLANTS ALONG BUILDING FOUNDATIONS

LANDSCAPE STANDARDS FOR STREETS:
5,643 L.F.
CODE SECTION: 17.20.050
DESCRIPTION: ONE CANOPY TREE PER 40 FT. OF STREET FRONTAGE.

NOTE: 8 FT. VISION TRIANGLE EXCLUDED.

LANDSCAPE REQUIRED:
- 141 CANOPY TREES

LANDSCAPE PROVIDED:
- 141 CANOPY TREES

LANDSCAPE STANDARDS FOR OPEN SPACE:
82 DWELLING UNITS
CODE SECTION: 17.20.100
DESCRIPTION: 0.25 PLANT UNITS REQUIRED PER RESIDENTIAL DWELLING UNIT.

LANDSCAPE REQUIRED:
21 PLANT UNITS
- 42 CANOPY TREES

LANDSCAPE PROVIDED:
35 PLANT UNITS
- 70 CANOPY TREES

PLANT UNITS:
CODE SECTION: 17.20.040

1 PLANT UNIT IS COMPRISED OF ALL OF THE FOLLOWING:

0.5 CANOPY TREES
1.0 EVERGREEN TREES
1.5 ORNAMENTAL TREES
6.0 SHRUBS OR 6.0 ORNAMENTAL GRASSES

NATIVE LEGEND

Key	Description
	EMERGENT PLANTINGS
	WET MEADOW SEED MIX
	LOW PROFILE PRAIRIE SEED MIX
	PROTECTED NATIVE VEGETATION SIGN

0 75' 150' 300'
SCALE: 1"=150'
NORTH

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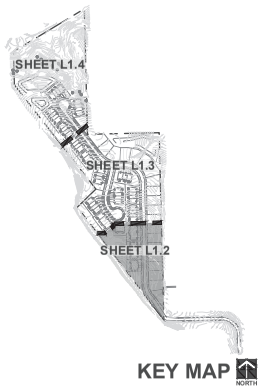
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9930 W. 190TH STREET
SUITE L
MOKENA, IL 60448

COPPER RIDGE WEST
LEMONT, ILLINOIS
PRELIMINARY LANDSCAPE PLAN
OVERALL LANDSCAPE PLAN

REVISION	DATE
3	2026.07.16
2	2026.05.14
1	2026.04.15

DATE	2026.02.20
PROJECT NO.	BH2507
DRAWN	SMR
CHECKED	MNW
SHEET NO.	L1.1

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KEY MAP

NORTH

NATIVE SEED MIXTURES

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

Botanical Name	Common Name	lbs / AC
Cover Crop		
Avena sativa	Seed Oats	40.000

Emergent Plant Seed and Plug Mixture

Stormwater basin bottoms from NWL to 12" below NWL

Botanical Name	Common Name	lbs / AC	Plugs / AC.
Acorus americanus	Sweet Flag	0.500	494
Alisma subcordatum	Water Plantain	1.250	
Carex stricta	Tussock Sedge	0.060	
Eleocharis obtusa	Blunt Spike Rush	0.250	494
Iris virginica shrevei	Blue Flag	0.500	988
Juncus effusus	Common Rush	0.500	494
Leersia oryzoides	Rice Cut Grass	1.250	
Pontederia cordata	Pickerel Weed	0.250	988
Sagittaria latifolia	Common Arrowhead	1.250	494
Scirpus fluviatilis	River Bulrush	0.500	988
Scirpus cyperinus	Wool Grass	0.250	494
Schoenoplectus tabernaemontani	Softstem Bulrush	0.500	988
Sparganium eurycarpum	Bur Reed	1.000	988
	Total Emergent Wetland Mix	**8.060**	**7410**

Wet Meadow Seed Mixture

Lower slopes of basin

Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.125
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.060
Carex comosa	Bristly Sedge	0.125
Carex hystericina	Porcupine Sedge	0.125
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.015
Carex scoparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.060
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl Manna Grass	0.130
Juncus dudleyi	Dudleys Rush	0.020
Juncus torreyi	Torreys Rush	0.031
Panicum virgatum	Switch Grass	3.000
Scirpus atrovirens	Dark Green Bulrush	0.060
Scirpus cyperinus	Wool Grass	0.030
	Total Grasses / Sedges	**7.971**
Wildflowers/Broadleaves		
Alisma subcordatum	Common Water Plaintain	0.250
Asclepias incarnata	Swamp Milkweed	0.125
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroids	False Aster	0.031
Eupatorium perfoliatum	Common Boneset	0.015
Euthamia grammifolia	Grassleaved Goldenrod	0.300
Helenium autumnale	Sneezeweed	0.063
Hibiscus laevis	Halberd-leaved Rose Mallow	0.380
Iris virginica shrevei	Blue Flag Iris	1.000
Lobelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.031
Physostegia virginiana	Obedient Plant	0.031
Pycnanthemum virginianum	Common Mountain Mint	0.063
Solidago rigida	Stiff Goldenrod	0.125
Symphyotrichium novae-angliae	New England Aster	0.250
Vernonia fasciculata	Common Ironweed	0.380
Verbena hastata	Blue Vervain	0.380
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**3.895**
	Total Wet Meadow Seed Mix	**11.866**

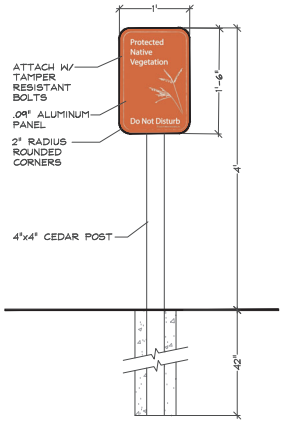
Low Profile Prairie with Flowers Seed Mix

Upper basin slopes

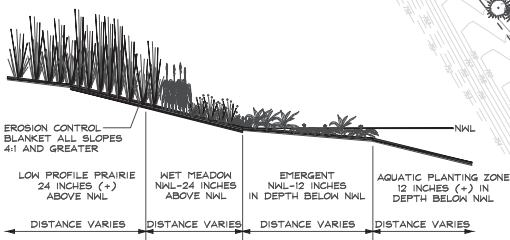
Botanical Name	Common Name	lbs / AC
Grasses		
Bouteloua curtipendula	Side Oats Grama	8.000
Panicum virgatum	Prairie Switch Grass	0.125
Elymus canadenesis	Prairie Wild Rye	1.000
Schizachyrium scoparium	Little Bluestem	6.000
	Total Grasses	**15.125**
Wildflowers/Broadleaves		
Allium cernuum	Nodding Wild Onion	0.190
Amorpha canscens	Lead Plant	0.125
Asclepias tuberosa	Butterflyweed	0.500
Astragalus canadensis	Canada Milk Vetch	0.063
Coreopsis palmata	Prairie Coreopsis	0.025
Chamaecrista fasciculate	Partridge pea	0.188
Dalea purpurea	Purple Prairie Clover	0.560
Echinacea pallida	Pale Purple Coneflower	1.000
Echinacea purpurea	Purple Coneflower	0.500
Eryngium yuccifolium	Rattlesnake Master	0.125
Heliopsis helianthoides	False Sunflower	1.000
Lespedeza capitata	Round-Headed Bush Clover	0.125
Liatris aspera	Rough Blazing Star	0.250
Liatris pycnostachya	Prairie Blazing Star	0.188
Monarda fistulosa	Prairie Bergamot	0.063
Parthenium integrifolium	Wild Quinine	0.016
Penstemon digitalis	Foxglove Beard Tongue	0.125
Petalostemum candidum	White Prairie Clover	0.125
Petalostemum purpureum	Purple Prairie Clover	0.156
Potentilla arguta	Prairie Cinquefoil	0.031
Pycnanthemum tenuifolium	Slender Mountain Mint	0.031
Ratibida pinnata	Yellow Coneflower	0.125
Rudbeckia hirta	Black-Eyed Susan	0.500
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.063
Rudbeckia triloba	Brown-eyed Susan	0.500
Solidago rigida	Stiff Goldenrod	0.250
Symphyotrichum laeve	Smooth Blue Aster	0.063
Symphyotrichum novae-angliae	New England Aster	0.250
Tradescantia ohiensis	Common Spiderwort	0.063
Verbena stricta	Hoary Vervain	0.125
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**7.825**
	Total Low Profile Prairie Seed Mix	**22.950**

SIGN NOTES:

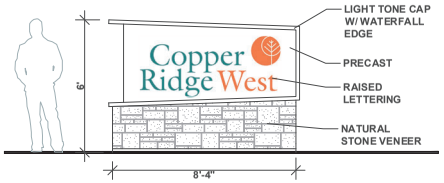
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   SIGN FONT AND GRAPHIC COLOR: WHITE
2. FONT STYLE: MYRIAD PRO
   FONT SIZE: 116 PT.
3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE PROTECTED NATIVE VEGETATION SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.



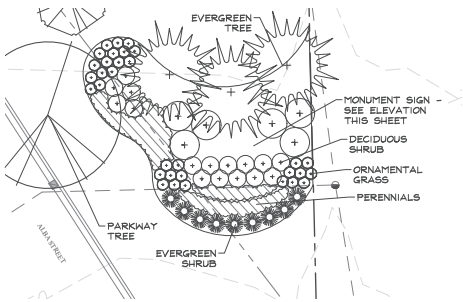
PROTECTED NATIVE VEGETATION SIGN DETAIL
NOT TO SCALE



NATURALIZED STORMWATER BASIN SECTION
NOT TO SCALE



MONUMENT SIGN ELEVATION
SCALE: 3/8"=1'-0"



MONUMENT LANDSCAPE PLAN
SCALE: 1"=10'

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LEMONT, ILLINOIS

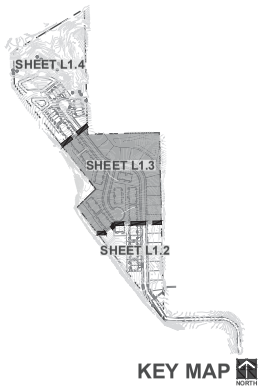
PRELIMINARY LANDSCAPE PLAN

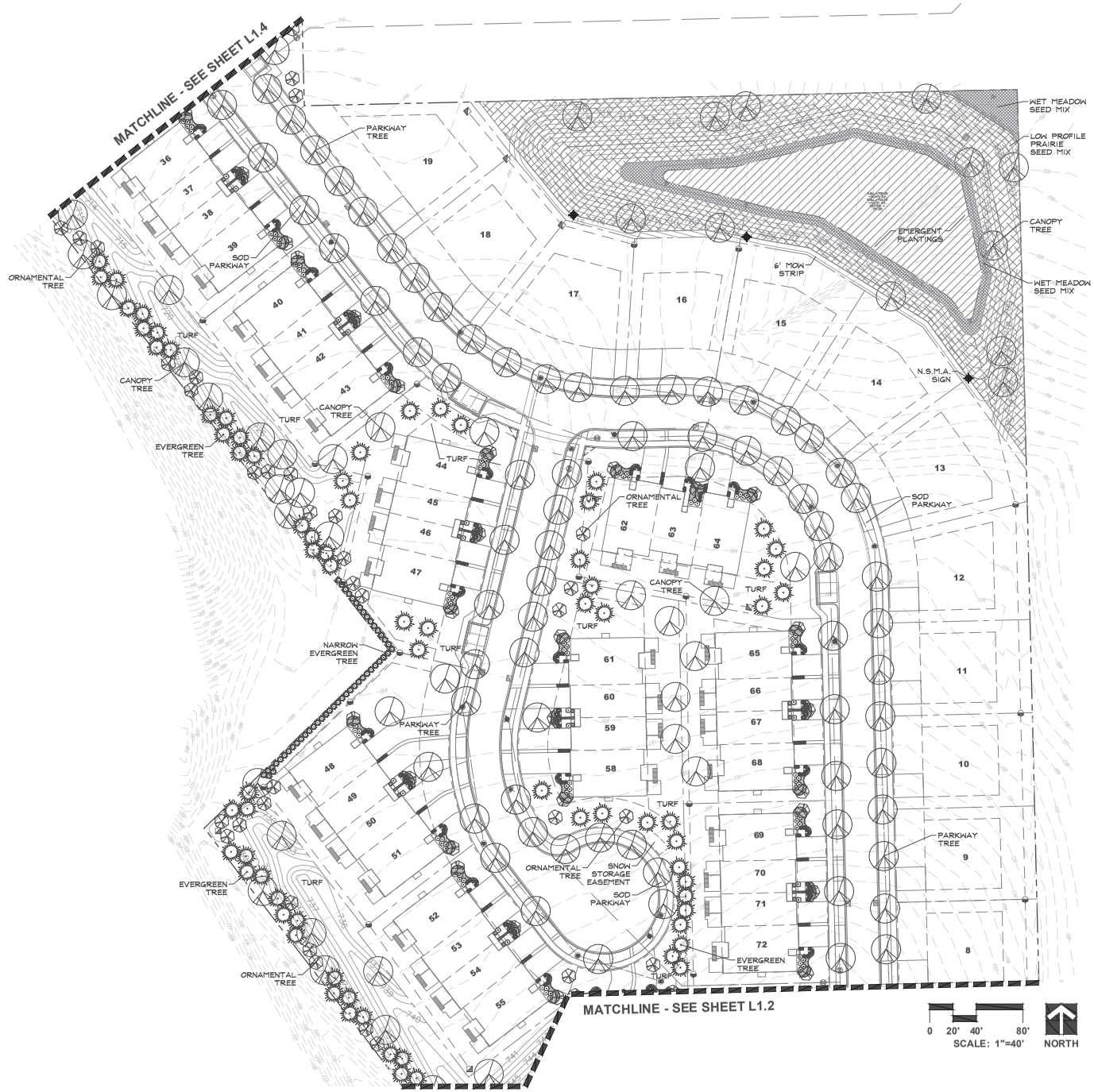
LANDSCAPE PLAN

REVISION	DATE
3	2026.07.16
2	2026.05.14
1	2026.04.15

DATE	2026.02.20
PROJECT NO.	BH2507
DRAWN	SMR
CHECKED	MNW
SHEET NO.	L1.2

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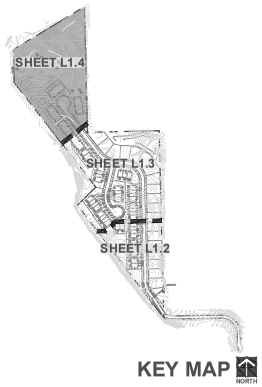
PRELIMINARY LANDSCAPE PLAN

LANDSCAPE PLAN

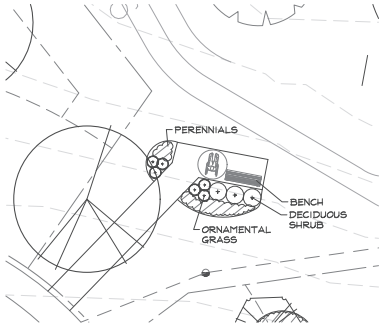
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SHEET NO.	L1.3

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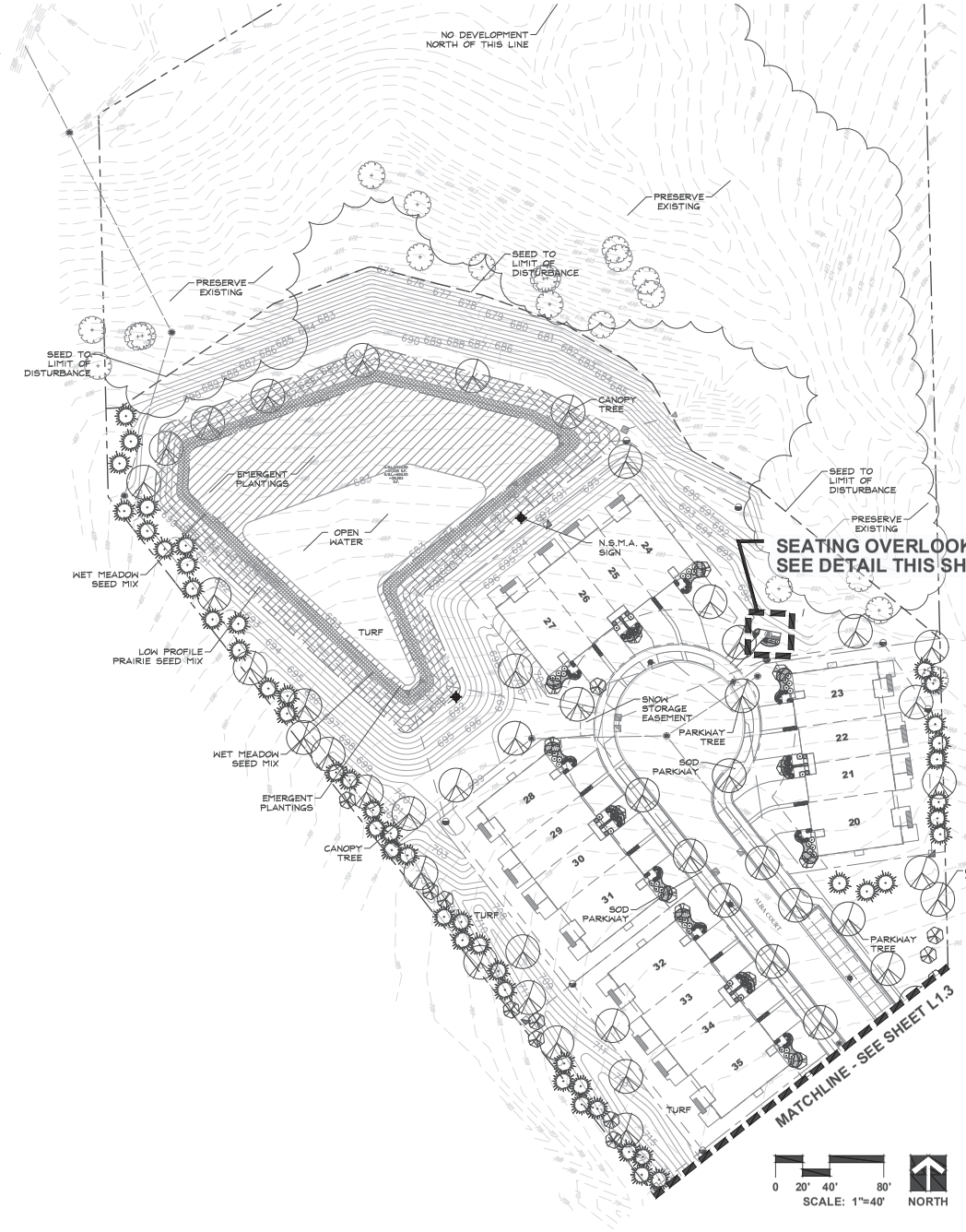


KEY MAP



OVERLOOK SEATING
LANDSCAPE DETAIL

0 5' 10' 20'
SCALE: 1"=10'
NORTH



0 20' 40' 80'
SCALE: 1"=40'
NORTH

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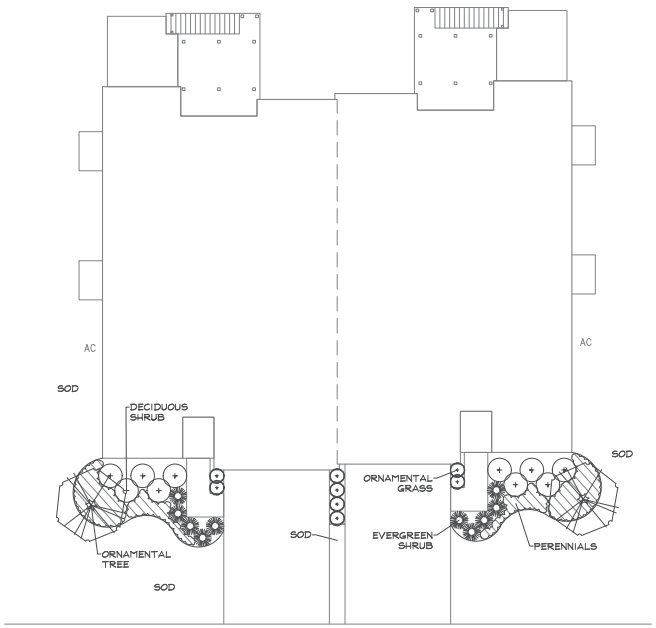
PRELIMINARY LANDSCAPE PLAN

LANDSCAPE PLAN

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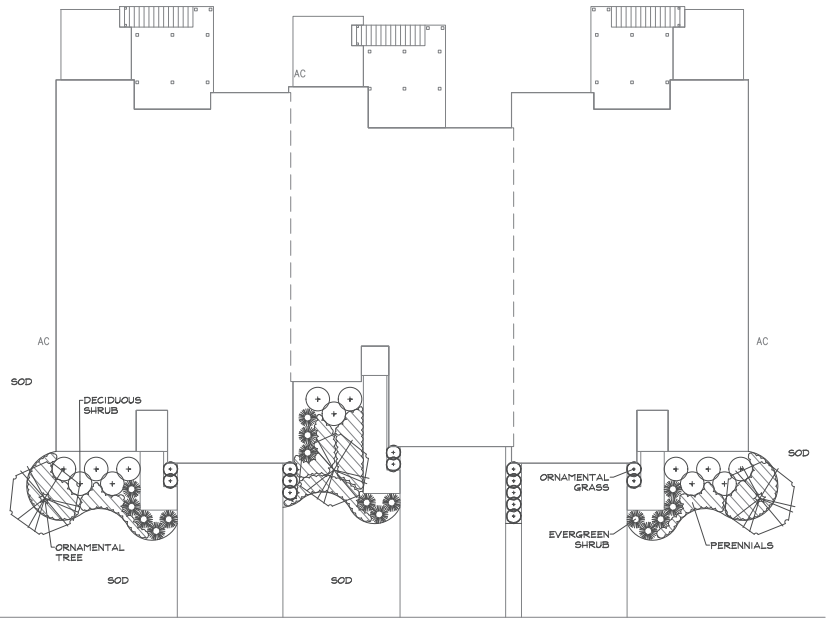


TYPICAL 2 UNIT TOWNHOME FOUNDATION PLAN
SCALE: 1"=10'

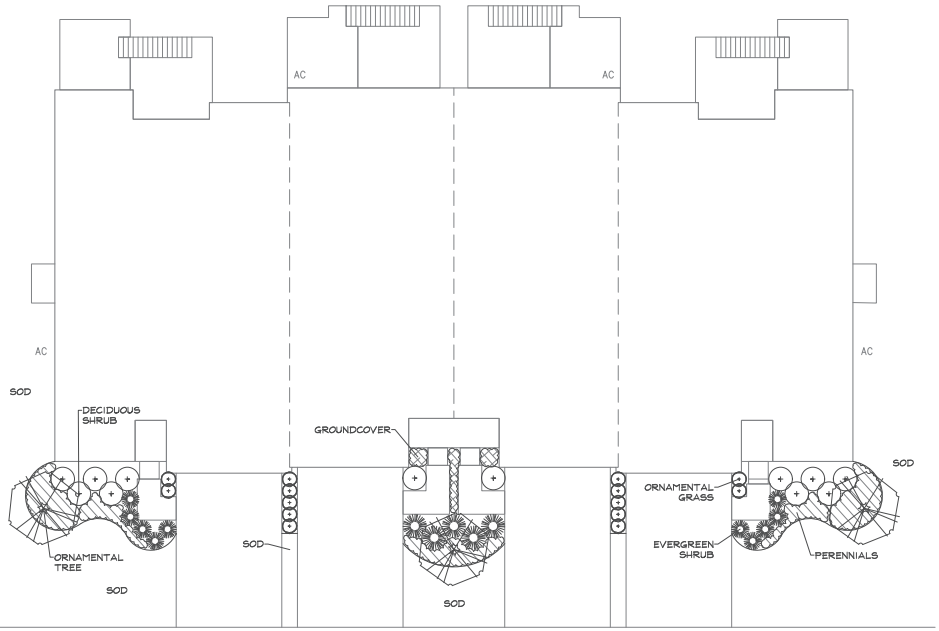
REPRESENTATIVE FOUNDATION PLANT LIST

Key	Botanical/Common Name	Size	Remarks
	ORNAMENTAL TREES		
	Carpinus caroliniana AMERICAN HORNBEAM	2" Cal.	Single Stem
	Cornus kousa KOUSA DOGWOOD	6' Tall	Multi-Stem
	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Tall	Multi-Stem
	Malus sargentii SARGENT CRABAPPLE	6' Tall	Multi-Stem
	Hamamelis vernalis VERNAL WITCHHAZEL	6' Tall	Multi-Stem
	DECIDUOUS SHRUBS		
	Clethra alnifolia 'Ruby Spice' RUBY SPICE SUMMERSWEET	30" Tall	4' O.C.
	Cornus sericea 'Bailey' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
	Hydrangea quercifolia 'Munchkin' MUNCHKIN OAKLEAF HYDRANGEA	24" Tall	3' O.C.
	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
	Viburnum dentatum 'Christam' BLUE MUFFIN ARROWWOOD VIBURNUM	30" Tall	4' O.C.
	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
	EVERGREEN SHRUBS		
	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
	Microbiota decussata RUSSIAN ARBORVITAE	24" Wide	4' O.C.
	Thuja occidentalis 'Hoseawardii' GLOBE ARBORVITAE	24" Wide	4' O.C.

Key	Botanical/Common Name	Size	Remarks
	ORNAMENTAL GRASSES		
	Andropogon gerardii 'Blackhawks' BLACKHAWKS BIG BLUESTEM	#1	18" O.C.
	Panicum virgatum 'Northwind' NORTHWIND SWITHGRASS	#1	30" O.C.
	Pennisetum alopecuroides 'Hamelin' DWARF FOUNTAIN GRASS	#1	24" O.C.
	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
	PERENNIALS		
	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
	Calamintha nepeta ssp. nepeta LESSER CALAMINT	#1	18" O.C.
	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
	Leucanthemum superbum 'Becky' BEKCY SHASTA DAISY	#1	18" O.C.
	Salvia x sylvestris 'Mainacht' MAY NIGHT WOOD SAGE	#1	18" O.C.
	GROUNDCOVERS		
	Phlox subulata 'Emerald Pink' EMERALD PINK CREEPING PHLOX	#SP4	12" O.C.
	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.



TYPICAL 3 UNIT TOWNHOME FOUNDATION PLAN
SCALE: 1"=10'



TYPICAL 4 UNIT TOWNHOME FOUNDATION PLAN
SCALE: 1"=10'

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630/668-7197
www.grwainc.com

CLIENT
BEECHEN&DILL HOMES
355 VILLAGE CENTER DRIVE
BURR RIDGE, IL 60527

CIVIL ENGINEER
DESIGNTEK ENGINEERING, INC
9930 W. 190TH STREET
SUITE L
MOKENA, IL 60448

COPPER RIDGE WEST
LEMONT, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

TYPICAL FOUNDATION LANDSCAPE PLANS

REVISION	DATE
3	2026.07.16
2	2026.05.14
1	2026.04.15

DATE	2026.02.20
PROJECT NO.	BH2507
DRAWN	SMR
CHECKED	MNW
SHEET NO.	L1.5

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LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. The design, furnishing and installation of a complete underground sprinkler system; and
5. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

C. Insect Control

1. For areas containing standing water less than 3-ft that persist for greater than 7 days, mosquito control may be necessary. Mosquito control should be limited to larvicides applications such as Natular or Vectolex FG, per the EPA and CDC guidance. Larvicide application should be provided by a qualified professional. Contract the North Shore Mosquito Abatement District for service.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.

B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area. Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Pollopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 50% Kentucky Bluegrass (98/85)
- 15% Cutter Perennial Ryegrass
- 10% Spartan Hard Fescue
- 10% Edge Perennial Ryegrass
- 10% Express Perennial Ryegrass
- 5% Pennlawn Creeping Red Fescue

B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 40% Kentucky Bluegrass (98/85)
- 40% Perennial Ryegrass
- 20% Annual Ryegrass

C. Highlands Fescue Seed Mixture - Mixture-7 lbs. / 1,000 sq. ft.
- 25% Discovery Hard Fescue
- 25% Tiffany Chewings Fescue
- 25% Florentine Creeping Red Fescue
- 25% Bighorn Sheeps Fescue

D. Detention Seed Mixture - 7 lbs. / 1000 sq. ft.
- 70% Kentucky 31 Tall Fescue
- 30% Perennial Ryegrass

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.7 EROSION CONTROL

A. Lawn Seed Areas Erosion Control Blanket: North American Green D575, or equivalent approved equal.

B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.

C. Shoreline Areas: Erosion Control Blanket: North American Green SC150, or equivalent approved equal. To be installed per manufacturer's recommendations three feet above and below NWL.

D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.

E. Hydroseed Mulch: Conweb 2000 wood fiber mulch with tackifier. Other mulches may be used subject to approval of Landscape Architect.

2.8 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.

4. Lay sod within 24 hours from time of stripping.

5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

8. After the seeding operation is completed, spray a wood fiber mulch (Conweb 2000 with tackifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.

9. DO NOT MOW HIGHLANDS FESCUE SEED MIXTURE.

C. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow.

2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.

4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.

6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.

13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS
CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner shall notify the County upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the County with a copy of the planting locations, species, and quantities for verification by the County.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See 1.5C Guarantees). A monitoring report will be provided to the County by January 31st following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third, Fourth, and Fifth Years:

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the completion of the third growing season (dependent on fuel availability; dominance of graminoid species; and favorable weather conditions), fire may be introduced to the planted areas as a management tool.

State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in managing smoke in urban environments. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.

The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring indicating species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.

C. Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County/City/USACE upon inspection of the site to verify compliance.

The Long-Term Operation and Maintenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

LANDSCAPE WORK PART 4 - IRRIGATION SYSTEM

4.1 DESCRIPTION OF WORK

This subcontractor shall design, furnish and install a complete underground lawn and planted area sprinkler system as shown on the plans and including all necessary underground sleeves, fully automatic control systems, water pump, water meter, backflow preventer if required per code, and electrical wiring for system. Design shall be in accordance with good engineering practice. Provide separate zones for lawn and shrub beds as well as quick couplers as indicated on plan.

4.2 QUALITY ASSURANCE

A. All materials shall be new, first class, especially designed for intended use.

B. All work shall be installed with best workmanship in accordance with best practice of the trade, in accordance with all local codes, ordinances, rules and regulations, in accordance with approved design shop drawings and in accordance with the system manufacturer's recommendations.

C. Special provisions shall be made to adequately and properly protect the system from damage due to weather and frost conditions.

4.3 DESIGN

A. Submit for approval four (4) prints and one (1) reproducible of all required design and layout shop drawings.

B. Drawings shall indicate locations and types of all sprinkler heads, coverage area of each head, length, location and size of pipe runs, depth of pipe installation, underground sleeves under sidewalks and paved areas, controls, timers, water meter, complete wiring diagram, etc.

C. Provide detailed specification sheets of all material proposed to be used.

D. Approval of the shop drawings will be for size and arrangement of the members and connections only and shall in no way remove the responsibility for the design, detailing and fabrication from this subcontractor.

E. Electrical power wiring to location of controller will be by electrical contractor. Connection of system to power supply is by lawn sprinkler contractor.

4.4 SUBMITTALS

Lawn sprinkler contractor shall submit the following for review and approval:

A. Design drawings as described above.

B. Record set drawings, reproducible of "as-builts" shall be submitted at completion of project.

C. Operation and maintenance manuals - three (3) sets.

4.5 BID

Subcontractors shall include with their bid quotation information identifying the manufacturer of the proposed sprinkler equipment.

4.6 GUARANTEE

Furnish written manufacturers and subcontractor's one (1) year unconditional guarantee against defects in material and workmanship from date of final acceptance of project by the Owner.

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630.668.7197
www.grwainc.com

CLIENT

BEECHEN&DILL
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COPPER RIDGE WEST
LEMONT, ILLINOIS
PRELIMINARY LANDSCAPE PLAN
LANDSCAPE SPECIFICATIONS

REVISION	DATE
3	2026.07.16
2	2026.05.14
1	2026.04.15

DATE	2026.02.20
PROJECT NO.	BH2507
DRAWN	SMR
CHECKED	MNW
SHEET NO.	L1.6

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Exhibit C

PreConstruction



BILLBOARDS

(8'x4'), and made of digitally printed vinyl over alumapanel installed on treated wood posts

1



2



3

(15'x6'), and made of digitally printed vinyl over alumapanel installed on treated wood posts

SINGLE FAMILY & TOWNHOMES
STARTING AT $XXX

BEECHEN&DILL HOMES

Copper Ridge West

WWW.BEECHENDILL.COM

Construction

4

BILLBOARDS

(8'x4'), and made of digitally printed vinyl over alumapanel installed on treated wood posts

PRESELLING BEFORE CONSTRUCTION

Copper Ridge West





X SINGLE FAMILY & X TOWNHOME HOMESITES FROM THE $XXX'S




BEECHEN&DILL HOMES

312-804-1312

WWW.BUILDWITHBD.COM

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Construction

5 Individual Lot Signs

(18”x24”) digitally printed vinyl on corrogated plastic blanks



6 Model Home Sign

(2’x3’) on digitally printed vinyl cover alumpanel installed on treated wood posts outside of model home



FRONT

Copper Ridge West

MODEL HOURS

WED - SAT 10-5

SUN 12 - 3

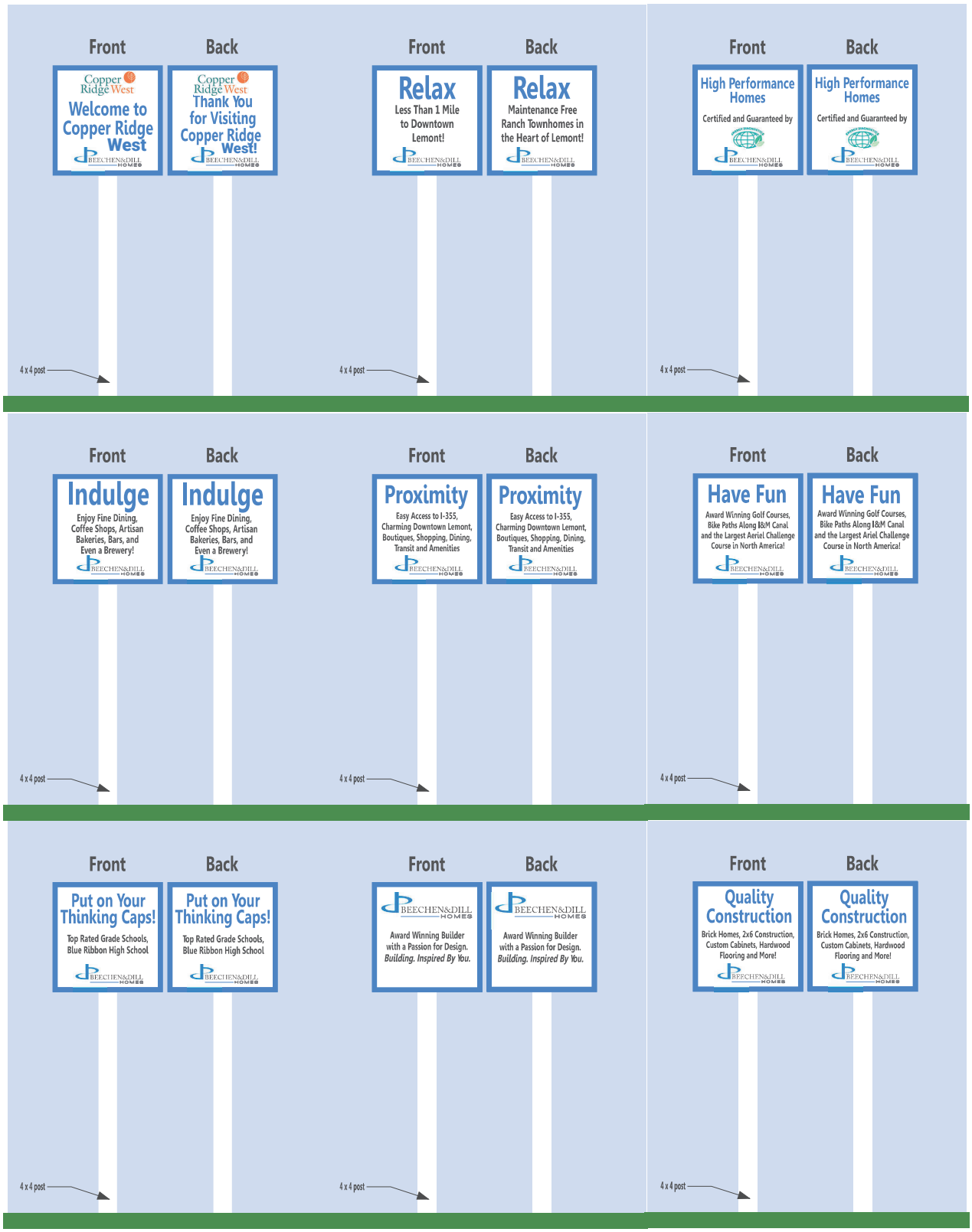
312-804-1312

BACK

Thank You for Visiting!

BEECHEN&DILL HOMES

Construction



VILLAGE OF LEMONT

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Ted Friedley, Public Works
THROUGH:
SUBJECT: A Resolution Authorizing the Illinois Street and State Street Intersection Improvements Project
DATE: August 10, 2026

SUMMARY/BACKGROUND

Illinois Street is and IDOT route from New Avenue to Main Street. The intersection of Illinois & State Street is consistently a maintenance nightmare due to the heavy truck traffic through it. Trying to get a hold of the IDOT maintenance yard in Joliet has always proved to be difficult through the years. After 18-24 months of trying to get IDOT to rectify the slipping asphalt pavement occurring in the Illinois/State intersection, Mayor Egofske was able to get a meeting with Jose Rios, Region 1 Engineer, on site to show him these issues at this intersection as well as a little further East on Illinois Street where the sidewalk is failing. Once Mr. Rios saw the issue at the intersection, he quickly acted to find the best way to repair it.

Through Mr. Rios, another meeting was set up with Jacek Ejmont, at the time the Region 1 Bureau Chief of Maintenance, and a member of the IDOT Joliet maintenance yard to determine the limits of what needs to be repaired at the Illinois/State intersection. After this meeting, the next step was to determine who would perform the work.

The Village mentioned that there was an upcoming resurfacing project on State Street that was going to dead end at Cass Street. If IDOT Joliet maintenance yard was willing to pay for the additional work at the intersection and meet the Village project at Cass Street, the general contractor was willing to do the work. At this time, IDOT determined that it would be a better idea to have this done by and IDOT approved contractor instead of having their Joliet yard perform the work.

The Village mentioned that there was an upcoming resurfacing project on State Street that was going to dead end at Cass Street. If IDOT Joliet Maintenance Yard was willing to pay for the additional work at the intersection and meet the Village project at Cass Street, the general contractor was willing to do the work. IDOT at this time determined it would be a better idea to have this done by an IDOT-approved contractor instead of having their Joliet yard perform the work.

IDOT determined that the Village contract would not be a good idea because it had already been let out, so this additional work would be considered an extra. Instead, IDOT had two Archer Avenue resurfacing contracts being let out in early 2026, so they decided to add the Illinois/State intersection work to one of the Archer contracts.

Throughout this process, it was always the understanding this intersection work would meet the Village's State Street resurfacing project. While the intersection work was being done, it came to be that the block of State Street between Cass Street and Illinois Street was not part of the Archer Avenue plans. When quizzed on this, the IDOT resident engineer told us that his boss told him that the block between Cass and Illinois is not IDOT maintenance, so it could not be part of the contract. When further quizzed that this block of State Street is the same concrete pavement that used to be at the Illinois/State intersection, IDOT just said to check their jurisdiction map. When the jurisdiction changed from IDOT to Village (for 80% of the block), no one knows. The cost to resurfacing State Street from Cass Street to Illinois Street is $75,855.57.

Before the general contractor started the Illinois/State intersection, the Village requested a quote to see how much it would cost to perform the intersection work at night to minimize the amount of traffic headaches that would occur if the work occurred during the day. The cost to do the intersection work at night is $14,483.86.

ANALYSIS

The improvements at the Illinois/State intersection were much needed. The bulk cost of these improvements was paid for by IDOT Joliet Maintenance yard. The night paving extra was a request of the Village to not greatly inconvenience Lemont residents. Resurfacing the block of State Street between Cass Street and Illinois Street was always intended to be part of this project and leaving that block as-is did not make any sense given the improvements both north and south of this block.

Staff will continue negotiating with IDOT on the total payment of the resurfacing of State Street from Cass Street to Illinois Street.

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

STAFF RECOMMENDATION
Pass A Resolution Authorizing the Illinois Street and State Street Intersection Improvements Project

BOARD ACTION REQUESTED
Pass A Resolution Authorizing the Illinois Street and State Street Intersection Improvements Project

ATTACHMENTS
A Resolution Authorizing State Street and Illinois Street Intersection Improvements Project.pdf

VILLAGE OF LEMONT

RESOLUTION
NUMBER R-___-26

A RESOLUTION AUTHORIZING STATE STREET AND ILLINOIS STREET INSTERSECTION IMPROVEMENTS PROJECT

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 AUTHORIZING STATE STREET AND ILLINOIS STREET INSTERSECTION IMPROVEMENTS PROJECT

WHEREAS the Village of Lemont requires that the Illinois and State Street Intersection Improvements project including State Street from Illinois Street to Cass Street be completed; and

WHEREAS, the Village seeks to utilize the services of K-Five Construction Corporation Company for such work; and

WHEREAS, K-Five Construction, 999 Oakmont Plaza Drive, Suite 200, Westmont, IL 60559 submitted proposals as outlined in Exhibits A and B totaling $90,339.43 for such work.

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:

The agreements attached hereto as Exhibit A and Exhibit B are hereby approved.

SECTION 2:

The Village Administrator and/or designee are hereby authorized to execute the agreements and to make minor changes to the document prior to execution that do not materially alter the Village's obligations, to execute any other agreements and documentation as well as to take any other steps necessary to carry out this resolution.

SECTION 3:

This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND 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

K-Five Proposal Mill and Pave State Street from Illinois Street to Cass Street

K-FIVE CONSTRUCTION CORPORATION

999 Oakmont Plaza Drive • Suite 200 • Westmont, IL 60559

(630) 257-5600 Fax (630) 257-6788

To:	Village Of Lemont	**Contact:**	Ralph Pukula
Address:	Lemont, IL	**Phone:**	708-646-1830
		Fax:	
Project Name:	Milling & Paving Of State ST - From Illinois St To Cass St	**Bid Number:**	
Project Location:	State St From Illinois St To Cass St, Lemont, IL	**Bid Date:**	7/27/2026

Item #	Item Description
005	Pave 2" SMA N80 Surface 9.5 At Night - State St From Illinois St To Cass St
010	2" HMA Surface Removal Of State St From Illinois St To Cass St
020	Short-Term Pavement Marking Between Milling & Paving Ops
030	Additional Low Boy Move / Mobilization For Milling & Prep Crew
040	Logitudinal Joint Sealant
050	Bituminous Materials (Tack)
060	Thermoplastic Pavement Markings / Raised Reflective Pavement Markers

Total Bid Price: $75,855.57

Notes:

- **This Proposal was generated by the Request of the Village of Lemont to Mill & Pave State St from Illinois St (IDOT Contract 80B30 Limits) to Cass St (Village Of Lemont State St Resurfacing Limits).**
- **All Activities related to this additional work are listed above. This price excludes any Curb & Gutter Replacement or Any Structure / Sewer Adjustments**
- **Milling Prep begins today 7/27/26 in the evening, with HMA Surface Removal beginning at 3am on 7/28/26. Tack Coat & LJS to be installed 7/30/27 @10pm. All Activities Weather Permitting.**

Payment Terms:

NET DUE IN 30 DAYS UPON COMPLETION.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

K-Five Construction

Authorized Signature: _____

Estimator: Will Jennings
willj@k-five.net

Exhibit B

K-Five Proposal Night-Time Additional Cost to Mill and Pave Illinois Street from New Avenue to State Street

999 Oakmont Plaza Drive • Suite 200 • Westmont, IL 60559

(630) 257-5600 Fax (630) 257-6788

To:	Village Of Lemont	**Contact:**	Bruce Hill
Address:	Lemont, IL	**Phone:**	708-646-1830
		Fax:	
Project Name:	IDOT 80B30 - ILLINOIS STREET - NIGHT-TIME ADDITIONAL COST	**Bid Number:**	
Project Location:	Illinois Street From New Ave To State St, Lemont, IL	**Bid Date:**	7/14/2026

Item #	Item Description	Estimated Quantity	Unit
001	Premium Time / Additional Cost - Mill & Pave Illinois Street At Night Per Village Of Lemont Request	1.00	LS

Total Bid Price: $14,483.86

Notes:

- **This Proposal Includes The Following Activites To Be Performed At Night:**

  - HMA Surface Removal 2" on Illinois Street from New Ave to State St (Per IDOT Contract 80B30)

  - Opening of K-Five's HMA Plant

  - Paving HMA on Illinois Street from New Ave to State St (Per IDOT Contract 80B30)

  -

- **All Other Activities On Illinois Street Will Be Performed During The Day including but not limited to:** Curb & Gutter Replacement, Structure Adjustments, Detector Loop Replacement, Longitudinal Joint Sealant, Thermoplastic Pavement Markings, Bituminous Materials (Tack/Prime)

  -

Payment Terms:

NET DUE IN 30 DAYS UPON COMPLETION.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

K-Five Construction

Authorized Signature: _____

Estimator: Will Jennings
willj@k-five.net