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

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

I. Pledge of Allegiance

II. Roll Call

III. 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 Resolution Approving a Voluntary Separation Agreement and Release

IV.D A Resolution Objecting to Cook County Zoning Case VA-26-0041 (13000 Grant Road, Lemont, IL)

V. Mayor's Report

V.A Truth in Taxation Public Hearing for the 2026 Proposed Property Tax Levy

VI. Clerk's Report

VI.A An Ordinance Granting a Special Use for a Preliminary and Final Planned Unit Development for a Four-Unit Townhome Development at 609 Illinois Street

VI.B An Ordinance Rezoning Approximately 5.66 Acres of Property Located at 15900 New Avenue, Lemont, Illinois to the D-D, Downtown District

VI.C An Ordinance Rezoning Approximately 1.55 Acres of Property Located at 12940 Bell Road, Lemont, Illinois to the Institutional (INT) Zoning District

VI.D An Ordinance Granting a Special Use for a Preliminary Planned Unit Development (PUD) Plan for Lemont Fire Protection District Station 2 on 1.55 Acres Located at 12940 Bell Road in Lemont, IL

VI.E An Ordinance Rezoning Approximately 1.52 Acres of Property Located at 11520 Walker Road, Lemont, Illinois to the Institutional (INT) Zoning District

VI.F An Ordinance Amending Ordinance O-67-04 and Approving An Amendment to the Planned Unit Development (PUD) for Lemont Fire Protection District Station No. 4 Located at 11520 Walker Road, Lemont, Illinois

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: November 9, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Approval of Minutes

BOARD ACTION REQUESTED
Approval of Minutes

ATTACHMENTS
VB 10-26-26.pdf

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

I) Pledge of Allegiance

II) Roll Call

Present: Trustee McClafferty, Trustee Shaughnessy, tardy, Trustee Sniegowski, Trustee Stapleton, Trustee Kittridge, Mayor John Egofske; Absent: Trustee Forzley.

III) Audience Participation

Mike B. - concerned with truck traffic and nuisance and has lived on New Ave. for 40 years
Carol A. - would like VB to address overcrowding at 113A district
Katy S. - concerned with 113A district and high enrollment
Thomas M. - would like the village to consider purchasing his surveillance camera

IV) Consent Agenda

IV.A Approval of Minutes

Cover Page

VB 10-13-26.pdf

COW 10-19-26 minutes.pdf

IV.B Approval of Disbursements

Cover Page

10-13 thru 10-26-26.pdf

IV.C An Ordinance O-46-26 Amending the Lemont, Illinois Municipal Code, Title 15, the Building Code of the Village of Lemont

Cover Page

An Ordinance Amending the Lemont, Illinois Municipal Code, Title 15, the Building Code of the Village of Lemont (2026 Building Code Amendments)

IV.D A Resolution R-88-26 Reviewing the need for Confidentiality of Closed Session Meetings

Cover Page

Approval_and_Destruction_Closed_Session .doc 2026.pdf

IV.E A Resolution R-89-26 Authorizing a Professional Engineering Services Agreement with H.W. Lochner, Inc. for the Walker Road Extension / Rail Safety Improvement Project

Cover Page

Resolution Authorizing HW Lochner for Walker extension.pdf

WalkerRd_Proposal HW Lochner.pdf

IV.F A Resolution R-90-26 Authorizing the Order and Purchase of a Rotary 16,000 LBS Four-Post Lift

Cover Page

A Resolution Authorizing the Order and Purchase of a Rotary 16,000 LBS Four-Post Lift.pdf

IV.G A Resolution R-91-26 Amending R-71-26 Ratifying and Approving 2026 Sidewalk Improvements Project

Cover Page

A Resolution Amending R-71-26 Ratifying and Approving 2026 Sidewalk Improvements Project.pdf

IV.H A Resolution R-92-26 Approving a Final Plat of Subdivision for 608 Main Street in Lemont, Illinois

Cover Page

A Resolution Approving a Final Plat of Subdivision for 608 Main Street in Lemont, IL

Motion by Trustee McClafferty, seconded by Trustee Sniegowski to approve Consent Agenda.

VOTE: Motion carried 5 - 0

AYES: Trustee McClafferty, Trustee Shaughnessy, Trustee Sniegowski, Trustee Stapleton, Trustee Kittridge.

V) Mayor's Report

V.A Girl Scout Unit 724 Community Service Award Presentation

Mayor's Message – October 26, 2026
Lemontster Days is wrapping up, and there are a few tricks and treats still happening. Hope and Friendship's Treat or Treat for the Lemont Food Pantries collection continues through October 31. Help fill the pantry shelves by dropping off treats in the bins inside the Lemont Police Department entry or at the pantry drop off by the Jewel Customer Service counter. Visit Lemontster Days . com for a list of needed items.
The Lemont Manor Home Decorating Contest top three winners will be announced this Thursday, November 29, by the Lemont Park District. Be sure to visit their Facebook page for an address list of the ghoulishly decorated homes and take a drive around town to check them out!
The Forge: Lemont Quarries hosts an Enchanted Adventure with Pumpkin Monsters, Magic and Mischief on selected days through November 1. Visit, Forge Parks . com, for more information and to purchase tickets.
We wish everyone a very happy and safe Halloween! Village Trick-or-Treat hours are from 3:00 p.m. – 6:30 p.m. Please use extra caution while driving on Halloween. Slow down, stay alert and help keep our little ghosts and goblins safe as they enjoy the night.
As a reminder, this coming Sunday, November 1, Daylight Saving Time ends. It's time to "fall back" and turn your clocks back one hour and enjoy that extra hour of sleep.

VI) Clerk's Report

VI.A A Resolution R-93-26 Approving Award of Contract Ed Bossert Drive Bridge Improvements Project

Cover Page

A Resolution Approving Award of Contract Ed Bossert Drive Bridge Improvements Project.pdf

Motion by Trustee Stapleton, seconded by Trustee Kittridge to approve.

VOTE: Motion carried 5 - 0

AYES: Trustee McClafferty, Trustee Shaughnessy, Trustee Sniegowski, Trustee Stapleton, Trustee Kittridge.

VII) Village Attorney Report

VIII) Village Administrator Report

IX) Board Reports

Trustee Shaughnessy appreciate the members saying the Pledge of Allegiance at every meeting. Makes all citizens proud.

X) Staff Reports

XI) Unfinished Business

Mayor noted that both the Village Board and he take resident safety very seriously regarding the recent incident reported in the news. The individual involved, who was found with more than 76 dogs, has been charged. Chief LoCoco stated that there were numerous unrelated charges in addition to those associated with the removal of the dogs. Multiple agencies assisted with the operation, which lasted more than nine hours. The matter remains under investigation and is ongoing.

Trustee Sniegowski noted that the Village portion of the tax levy increased by 2.4%. He further stated that claims made on social media that the Village increased taxes by 9% are inaccurate, as the Village did not approve a 9% increase in its tax levy.

XII) New Business

XIII) Executive Session Discussion Under Chapter 5 ILCS

Motion by Trustee Stapleton, seconded by Trustee Kittridge to enter Executive Session Discussion Under Chapter 5 ILCS.
AYES: Trustee McClafferty, Trustee Shaughnessy, Trustee Sniegowski, Trustee Stapleton, Trustee Kittridge.

XIV) Action on Closed Session Item(s)

XV) Motion to Adjourn

Motion by Trustee Stapleton, seconded by Trustee McClafferty to Adjourn at 8:04 p.m.
AYES: Trustee McClafferty, Trustee Shaughnessy, Trustee Sniegowski, Trustee Stapleton, Trustee Kittridge.

418 Main Street | Lemont, IL 60439

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

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Approval of Disbursements

BOARD ACTION REQUESTED
Approval of Disbursements

ATTACHMENTS
10-27 thru 11-9-26.pdf

Village of Lemont

Payment Register

From Payment Date: 10/27/2026 - To Payment Date: 11/9/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
FM-Clearing - Accounts Payable									
Check									
27675	11/09/2026	Open			Accounts Payable	AMALGAMATED BANK OF CHICAGO	$1,425.00		
	Invoice		Date	Description			Amount		
	58490726		10/28/2026	1855849001 - SERIES 2015C FEES 7/01/26-6/30/27			$475.00		
	58480726		10/28/2026	1855848002 - SERIES 2015B FEES 7/01/26-6/30/27			$475.00		
	58470726		10/28/2026	1855847003 - SERIES 2015A FEES 7/01/26-6/30/27			$475.00		
27676	11/09/2026	Open			Accounts Payable	BEVERLY ENVIRONMENTAL LLC	$2,096.75		
	Invoice		Date	Description			Amount		
	53370		11/02/2026	225 Canal St landscaping maintenance			$983.75		
	53369		11/02/2026	14600 127th St landscape maintenance			$1,113.00		
27677	11/09/2026	Open			Accounts Payable	BEVERLY SNOW & ICE INC.	$5,696.80		
	Invoice		Date	Description			Amount		
	86965		11/01/2026	seasonal snow & ice service 11/26			$3,992.80		
	86964		11/01/2026	225 Canal lot snow & ice service 11/26			$1,704.00		
27678	11/09/2026	Open			Accounts Payable	BLUDER'S TREE SERVICE & LANDSCAPING INC	$16,750.00		
	Invoice		Date	Description			Amount		
	5576		10/05/2026	tree trimming and removal			$13,500.00		
	5604		11/02/2026	tree trimming and removal			$3,250.00		
27679	11/09/2026	Open			Accounts Payable	CARLILE ARCHITECTS LLC	$1,947.75		
	Invoice		Date	Description			Amount		
	20264507232		11/02/2026	Archer Derby PW Annex Site Storage Barn Design and Const Admin			$1,947.75		
27680	11/09/2026	Open			Accounts Payable	COMED	$42,327.47		
	Invoice		Date	Description			Amount		
	26-10-3107		10/19/2026	3107511222 - street lights - 0 Rolling Meadows Dr 127th St			$6,253.83		
	26-10-3475		10/22/2026	3475182116 - 12490 Derby Rd Tower			$150.92		
	26-10-4935		10/29/2026	4935873000 - street lights - Illinois E of Stephen			$50.75		
	26-10-5957		10/29/2026	5957861222 - street lights - 164 E Peiffer			$105.34		
	26-10-8611		10/29/2026	8611032222 - street lights - 0 Talcott E of Stephen St			$263.58		
	26-10-2378		10/29/2026	2378636000 - Ed Bossert Dr Metro 0 E State St			$27.01		
	26-10-7624		10/29/2026	7624242000 - street lights - 1080 Norwalk			$4,017.76		
	26-10-8277		10/29/2026	8277215000 - street lights - 0 Main St Stephen St			$621.45		
	26-10-1305		10/29/2026	1305761222 - street lights - Stephen St 1 S River St			$100.67		
	26-10-1294		10/29/2026	1294042222 - 0 W Stephen St 1 N Sanitary Canal			$20.17		
	26-10-4080		10/29/2026	4080232111 - 1199 Arbor Dr			$104.16		
	26-10-1168		10/29/2026	1168911222 - 13675 McCarthy Rd well#6			$19,361.86		
	26-10-1373		10/29/2026	1373121222 - 731 Houston St well #4			$6,913.44		
	26-10-2949		10/29/2026	2949892000 - 14411 131st St			$926.56		
	26-10-8604		10/29/2026	8604313000 - 12163 Oak Tree Ln			$279.97		
	26-10-8408		10/29/2026	8408754000 - 1695 Ashbury Dr			$264.68		
	26-10-8607		10/29/2026	8607571222 - 16190 127th St well#5			$1,784.27		
	26-10-5699		10/30/2026	5699371222 - 12900 Waterford Dr Connemara lift station			$403.12		
	26-10-1574		10/30/2026	1574692222 - salt dome			$500.70		

Village of Lemont

Payment Register

From Payment Date: 10/27/2026 - To Payment Date: 11/9/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	26-10-1265		10/30/2026	1265021222 - 12386 S Archer Ave		$177.23			
27681	11/09/2026	Open			Accounts Payable	CONTROL PLUS, INC.	$4,571.00		
	Invoice		Date	Description		Amount			
	19423		10/23/2026	sparling meter and flow totalizer		$4,571.00			
27682	11/09/2026	Open			Accounts Payable	FEDERAL SIGNAL CORPORATION	$484.60		
	Invoice		Date	Description		Amount			
	PICPAK		10/22/2026	parts		$309.48			
	P14076		10/27/2026	parts		$175.12			
27683	11/09/2026	Open			Accounts Payable	GUARANTEED TECHNICAL SVCS & CONSULTING INC	$4,210.00		
	Invoice		Date	Description		Amount			
	2026-285		10/28/2026	OCTOBER 2026 IT SUPPORT		$4,210.00			
27684	11/09/2026	Open			Accounts Payable	ILLINOIS EMERGENCY SERVICES MANAGEMENT ASSOCIATION	$94.00		
	Invoice		Date	Description		Amount			
	8447		10/28/2026	LEMA/PERS DEV-MEMBER DUES 1/01/27-1/01/28		$94.00			
27685	11/09/2026	Open			Accounts Payable	INTERSTATE POWER SYSTEMS, INC.	$1,740.15		
	Invoice		Date	Description		Amount			
	R042057270:01		10/21/2026	aerial lift inspection		$1,740.15			
27686	11/09/2026	Open			Accounts Payable	JAKE THE STRIPER	$1,925.00		
	Invoice		Date	Description		Amount			
	18601		10/28/2026	SQUAD #26-3 VEHICLE NEW GRAPHICS 2026		$1,925.00			
27687	11/09/2026	Open			Accounts Payable	JX TRUCK CENTER - BOLINGBROOK	$516.62		
	Invoice		Date	Description		Amount			
	22421491P		10/21/2026	parts		$516.62			
27688	11/09/2026	Open			Accounts Payable	KIMBALL MIDWEST	$1,736.14		
	Invoice		Date	Description		Amount			
	104961426		10/21/2026	supplies		$566.77			
	104973959		10/26/2026	tools/supplies		$504.37			
	104973594		10/26/2026	zip ties		$665.00			
27689	11/09/2026	Open			Accounts Payable	M.A. RODRIGUEZ, BIG TREES, INC.	$5,400.00		
	Invoice		Date	Description		Amount			
	2026-096		10/13/2026	Autumn Blaze maples 5"		$5,400.00			
27690	11/09/2026	Open			Accounts Payable	MARTINO CONCRETE LLC	$1,600.00		
	Invoice		Date	Description		Amount			
	2491		11/03/2026	leak repair Clearwave		$1,600.00			
27691	11/09/2026	Open			Accounts Payable	MCMASTER-CARR SUPPLY CO	$109.21		
	Invoice		Date	Description		Amount			
	74031087		10/21/2026	fittings		$109.21			
27692	11/09/2026	Open			Accounts Payable	MENARDS	$574.77		
	Invoice		Date	Description		Amount			
	80597		10/15/2026	tools/ bldg supplies		$323.07			
	81144		10/27/2026	tools/supplies		$219.80			

Village of Lemont

Payment Register

From Payment Date: 10/27/2026 - To Payment Date: 11/9/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	81193		10/28/2026	supplies		$31.90			
27693	11/09/2026	Open			Accounts Payable	MORIARTY, ROBERT	$4,250.00		
	Invoice		Date	Description		Amount			
	26-10-28 RM		10/28/2026	ARTIST FEE FOR 100 YR ROAD TRIPBENCH RT 202666		$2,250.00			
	26-10-26 RM		10/28/2026	LEMONSTERS ON PARADE 2026 - ARTIST FEE		$2,000.00			
27694	11/09/2026	Open			Accounts Payable	MOTION INDUSTRIES, INC.	$223.21		
	Invoice		Date	Description		Amount			
	3969449		09/25/2026	hoses		$223.21			
27695	11/09/2026	Open			Accounts Payable	POELLOT, JOSHUA, J	$525.00		
	Invoice		Date	Description		Amount			
	110126		10/28/2026	OCT 2026 A/V SUPPORT		$525.00			
27696	11/09/2026	Open			Accounts Payable	SOSIN, ARNOLD & SCHOENBECK LTD	$1,300.00		
	Invoice		Date	Description		Amount			
	6734		10/28/2026	ADJUDICATION 9/15/26 & 9/29/26		$1,300.00			
27697	11/09/2026	Open			Accounts Payable	SOUTHWEST DIGITAL PRINTING INC	$65.00		
	Invoice		Date	Description		Amount			
	11-26-03ma		10/28/2026	NOVEMBER 2026 PLOTTER MAINTENANCE AGREEMENT		$65.00			
27698	11/09/2026	Open			Accounts Payable	SPRING GREEN	$1,273.44		
	Invoice		Date	Description		Amount			
	10635528		10/22/2026	lawn treatment		$1,273.44			
27699	11/09/2026	Open			Accounts Payable	STRADA CONSTRUCION CO	$179,830.53		
	Invoice		Date	Description		Amount			
	2503281-PE1		10/20/2026	2026 sidewalk improvements 2503281		$179,830.53			
27700	11/09/2026	Open			Accounts Payable	Streicher's, Inc.	$1,776.00		
	Invoice		Date	Description		Amount			
	I1855386		10/28/2026	SWAT-UNIFORMS FT SWORN PEREZ & SOLORIO		$1,776.00			
27701	11/09/2026	Open			Accounts Payable	THE BROADCAST BASEMENT, LIMITED	$3,000.00		
	Invoice		Date	Description		Amount			
	11012026-9		10/28/2026	LEMONT UNLOCKED PODCAST 10/01/26		$1,500.00			
	10012026-8		10/28/2026	LEMONT UNLOCKED PODCAST 9/01/26		$1,500.00			
27702	11/09/2026	Open			Accounts Payable	VILLAGE OF LEMONT - PETTY CASH	$76.94		
	Invoice		Date	Description		Amount			
	26-11-09 VPC		10/28/2026	VH OF LEMONT PETTY CASH - OCT		$76.94			
27703	11/09/2026	Open			Accounts Payable	VULCAN MATERIALS	$1,629.56		
	Invoice		Date	Description		Amount			
	7818923		10/23/2026	cert 6 stone		$1,629.56			
27704	11/09/2026	Open			Accounts Payable	WINDY CITY LIGHTS INC.	$2,617.25		
	Invoice		Date	Description		Amount			
	9237		10/22/2026	holiday lights		$2,617.25			

Village of Lemont

Payment Register

From Payment Date: 10/27/2026 - To Payment Date: 11/9/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
27705	11/09/2026	Open			Accounts Payable	M&D DISTRIBUTORS, Magneto & Diesel Injector Serv.	$209.28		
	Invoice		Date	Description		Amount			
	1IL33156		11/02/2026	fuel treatment		$209.28			
27706	11/09/2026	Open			Accounts Payable	FirstSpear	$4,442.08		
	Invoice		Date	Description		Amount			
	INV265320		10/28/2026	UNIFORMS FT SWORN-SWAT PEREZ & SOLORIO		$4,442.08			
Type Check Totals:					32 Transactions		$294,423.55		
EFT									
5460	10/27/2026	Reconciled		10/27/2026	Accounts Payable	TREASURER, STATE OF ILLINOIS	$4,035.12	$4,035.12	$0.00
	Invoice		Date	Description		Amount			
	26.10.27 ILT		10/27/2026	2026 Remit Unclaimed Property		$4,035.12			
5461	11/02/2026	Reconciled		11/04/2026	Accounts Payable	ILLINOIS MUNICIPAL RETIREMENT FUND	$80,085.78	$80,085.78	$0.00
	Invoice		Date	Description		Amount			
	OCT 2026 IMRF		11/03/2026	OCT 2026 CONTRIBUTIONS		$80,085.78			
5462	11/02/2026	Reconciled		11/02/2026	Accounts Payable	UNITED STATES POSTAL SERVICE	$2,141.07	$2,141.07	$0.00
	Invoice		Date	Description		Amount			
	26-11-09 USPS		11/03/2026	NOVEMBER 2026 UB POSTAGE		$2,141.07			
5463	11/09/2026	Open			Accounts Payable	ALEXANDER CHEMICAL CORP	$5,547.63		
	Invoice		Date	Description		Amount			
	113620		10/13/2026	chlorine		$5,547.63			
5464	11/09/2026	Open			Accounts Payable	ANDRYSIAK, EDWARD OR PATRICIA	$1,147.49		
	Invoice		Date	Description		Amount			
	26-11-01 EA		10/28/2026	NOVEMBER 2026		$1,147.49			
5465	11/09/2026	Open			Accounts Payable	AVALON PETROLEUM COMPANY	$5,586.58		
	Invoice		Date	Description		Amount			
	011382		10/16/2026	1430 gallons regular		$5,586.58			
5466	11/09/2026	Open			Accounts Payable	BRAD MANNING FORD INC	$2,010.10		
	Invoice		Date	Description		Amount			
	355099		10/15/2026	parts		$2,010.10			
5467	11/09/2026	Open			Accounts Payable	BRUNO'S TUCKPOINTING, INC.	$17,950.00		
	Invoice		Date	Description		Amount			
	26-0968		10/30/2026	block door castle bowl		$17,950.00			
5468	11/09/2026	Open			Accounts Payable	CDW GOVERNMENT	$713.19		
	Invoice		Date	Description		Amount			
	AL6ZM1Y		10/28/2026	TV, MONITOR - L. MOLITOR		$713.19			
5469	11/09/2026	Open			Accounts Payable	Ferguson Enterprises, LLC DBA Water Resources	$11,777.00		
	Invoice		Date	Description		Amount			
	0566859		10/19/2026	water meters		$4,875.00			
	0569523		10/23/2026	copper pipe		$1,247.00			
	0566859-1		10/27/2026	water meters		$1,950.00			
	0566856-1		10/27/2026	water meters		$1,950.00			
	0561207-01		08/21/2026	water meters		$1,755.00			

Village of Lemont

Payment Register

From Payment Date: 10/27/2026 - To Payment Date: 11/9/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
5470	11/09/2026	Open			Accounts Payable	GARY R. WEBER ASSOCIATES INC	$1,850.00		
	Invoice		Date	Description			Amount		
	23976		10/28/2026	BASIN REVIEW - SEVEN OAKS			$250.00		
	23985		10/28/2026	SEMI-ANNUAL FIELD WORK - 2026 ROLLING MEADOWS			$500.00		
	23633		10/28/2026	SEMI-ANNUAL FIELD WORK 2026 - 13769 MAIN STREET			$1,100.00		
5471	11/09/2026	Open			Accounts Payable	GOVERNMENTAL CONSULTING SOLUTIONS INC	$3,000.00		
	Invoice		Date	Description			Amount		
	7490		10/28/2026	NOVEMBER 2026 CONSULTING SERVICES			$3,000.00		
5472	11/09/2026	Open			Accounts Payable	HOPPY'S LANDSCAPING, INC	$4,002.32		
	Invoice		Date	Description			Amount		
	6813-651		10/26/2026	equipment rental			$4,002.32		
5473	11/09/2026	Open			Accounts Payable	IHC CONSTRUCTION COMPANIES, LLC	$210,429.45		
	Invoice		Date	Description			Amount		
	2402475.02-PE1		10/21/2026	Lead service line replacement phase 2			$210,429.45		
5474	11/09/2026	Open			Accounts Payable	INSIGHT PUBLIC SECTOR, INC.	$418.00		
	Invoice		Date	Description			Amount		
	1101434517		10/28/2026	REPLACEMENT BATTERY CARTRIDGE, IT-CAPITAL OUTLAY-COMPUTERS			$418.00		
5475	11/09/2026	Open			Accounts Payable	LINA EMBROIDERY	$20.00		
	Invoice		Date	Description			Amount		
	11258st c		10/28/2026	UNIFORMS/SWORN COMMAND PATCH FOR VEST/DYKSHORN			$20.00		
5476	11/09/2026	Open			Accounts Payable	LYONS ELECTRIC CO	$735.00		
	Invoice		Date	Description			Amount		
	20412		10/31/2026	26GM traffic signal maintenance Local			$735.00		
5477	11/09/2026	Open			Accounts Payable	M & D FARMS LLC	$496.00		
	Invoice		Date	Description			Amount		
	000873		10/15/2026	decorations			$496.00		
5478	11/09/2026	Open			Accounts Payable	METROPOLITAN INDUSTRIES INC	$6,086.00		
	Invoice		Date	Description			Amount		
	INV090066		10/26/2026	brine valve replacement cla-val 2"			$6,086.00		
5479	11/09/2026	Open			Accounts Payable	MUNICIPAL GIS PARTNERS, INC	$5,568.00		
	Invoice		Date	Description			Amount		
	9226		10/28/2026	GIS SERVICES OCTOBER 2026			$5,568.00		
5480	11/09/2026	Open			Accounts Payable	ODELSON, MURPHEY, FRAZIER & MCGRATH LTD	$5,230.00		
	Invoice		Date	Description			Amount		
	1576		10/28/2026	SEPTEMBER 2026			$5,230.00		
5481	11/09/2026	Open			Accounts Payable	OTIS ELEVATOR CO	$10,627.00		
	Invoice		Date	Description			Amount		
	CYS20923002		10/30/2026	elevator door operator upgrade			$8,500.00		
	CYS21520200		10/22/2026	elevator repair			$2,127.00		

Village of Lemont

Payment Register

From Payment Date: 10/27/2026 - To Payment Date: 11/9/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
5482	11/09/2026	Open			Accounts Payable	OVERDOORS OF ILLINOIS	$640.00		
	Invoice		Date	Description			Amount		
	4212120		09/14/2026	gate repair			$640.00		
5483	11/09/2026	Open			Accounts Payable	PACE ANALYTICAL SERVICES, LLC	$1,373.00		
	Invoice		Date	Description			Amount		
	267232081		10/31/2026	sample testing			$1,373.00		
5484	11/09/2026	Open			Accounts Payable	PARAMONT-EO INC. CREST LIGHTING	$15,634.01		
	Invoice		Date	Description			Amount		
	S701693884.002		10/28/2026	led lights RPS- 95W40LED740-G1-R2M-UNV-DMG-TLRD7-GY3 typell			$14,240.00		
	S701706699.001		10/29/2026	26GM street light parts			$1,266.36		
	S701700734.001		10/15/2026	ballast			$83.07		
	S701700136.001		10/14/2026	supplies			$44.58		
5485	11/09/2026	Open			Accounts Payable	PRESECKY, BRIGID	$600.00		
	Invoice		Date	Description			Amount		
	185090		10/28/2026	NATIONAL BIGFOOT DAY MARKET EVENT PHOTOGRAPHY			$600.00		
5486	11/09/2026	Open			Accounts Payable	QUINLAN SECURITY SYSTEMS	$1,048.50		
	Invoice		Date	Description			Amount		
	39800		11/01/2026	door access			$406.08		
	39871		11/01/2026	door access			$429.36		
	39870		11/01/2026	door access			$213.06		
5487	11/09/2026	Open			Accounts Payable	RAG'S ELECTRIC	$4,299.00		
	Invoice		Date	Description			Amount		
	1709		10/27/2026	420 Schultz cable repair Clearwave			$4,299.00		
5488	11/09/2026	Open			Accounts Payable	ROY GARCIA - RFG CONSULTING	$1,350.00		
	Invoice		Date	Description			Amount		
	0010-OCT 26 RFG		10/28/2026	LEMA/OTH SVCS-CONSULTING 10/18-10/31/2026			$1,350.00		
5489	11/09/2026	Open			Accounts Payable	RUSSO POWER EQUIPMENT	$692.76		
	Invoice		Date	Description			Amount		
	SPI21794534		09/17/2026	tools/supplies			$383.84		
	SPI21794533		09/17/2026	mower parts			$308.92		
5490	11/09/2026	Open			Accounts Payable	SEACOAST BUSINESS FUNDING & CROSSING GUARD	$1,767.50		
	Invoice		Date	Description			Amount		
	2506		10/28/2026	CROSSING GUARD SERVICES 10/12/26-10/25/26			$1,767.50		
5491	11/09/2026	Open			Accounts Payable	SHAW MEDIA	$895.00		
	Invoice		Date	Description			Amount		
	102610074589		10/28/2026	MY LEMONT HOMER GLEN GUIDE AD			$895.00		
5492	11/09/2026	Open			Accounts Payable	SHIPLEY DESIGN GROUP, PLLC	$3,325.00		
	Invoice		Date	Description			Amount		
	1097		10/28/2026	FRA CRISI GRANT, SCM QSU REPORTS, ICC CORDINATION			$3,325.00		

Village of Lemont

Payment Register

From Payment Date: 10/27/2026 - To Payment Date: 11/9/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
5493	11/09/2026	Open			Accounts Payable	SHOREWOOD HOME & AUTO, INC.	$8.64		
	Invoice		Date	Description			Amount		
	03-540990		10/09/2026	parts			$8.64		
5494	11/09/2026	Open			Accounts Payable	TAI GINSBERG & ASSOCIATES LLC	$7,250.00		
	Invoice		Date	Description			Amount		
	4106		10/28/2026	OCT 2026 FEDERAL ADVOCACY & GRANTS CONSULTING SERVICES			$7,250.00		
5495	11/09/2026	Open			Accounts Payable	THIRD MILLENIUM ASSOCIATES INC	$588.82		
	Invoice		Date	Description			Amount		
	35147		10/28/2026	NOV 2026 UB BILLING AND OCT 2026 PAST DUE BILLING			$588.82		
5496	11/09/2026	Open			Accounts Payable	UNDERGROUND PIPE & VALVE CO INC	$2,897.72		
	Invoice		Date	Description			Amount		
	083914		10/20/2026	sewer repair supplies			$819.86		
	083930		10/21/2026	supplies/tools			$475.00		
	084016		10/26/2026	supplies			$568.86		
	083804		10/15/2026	hydrant parts			$300.00		
	083721		10/12/2026	hydrant parts			$650.00		
	083774		10/14/2026	hydrant supplies			$84.00		
5497	11/09/2026	Open			Accounts Payable	UNDERGROUND PIPE SOLUTIONS	$6,400.00		
	Invoice		Date	Description			Amount		
	LEMONT092920 26		09/29/2026	bbox 1031 Blacksmith			$2,400.00		
	LEMONT092320 26		09/23/2026	sewer televise and clean 519 Warner			$2,400.00		
	LEMONT102720 26		10/27/2026	lift station clean out			$1,600.00		
5498	11/09/2026	Open			Accounts Payable	Vital Records Holdings, LLC	$61.78		
	Invoice		Date	Description			Amount		
	7180391		10/28/2026	VH SHREDDING - OCT 2026			$61.78		

Village of Lemont

Payment Register

From Payment Date: 10/27/2026 - To Payment Date: 11/9/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
Type EFT Totals:					39 Transactions		$428,287.46	$86,261.97	$0.00
FM-Clearing - Accounts Payable Totals									

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	32	$294,423.55	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	32	$294,423.55	$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	36	$342,025.49	$0.00
	Reconciled	3	$86,261.97	$86,261.97
	Voided	0	$0.00	$0.00
	Total	39	$428,287.46	$86,261.97

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	68	$636,449.04	$0.00
	Reconciled	3	$86,261.97	$86,261.97
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	71	$722,711.01	$86,261.97

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	**32**	**$294,423.55**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**32**	**$294,423.55**	**$0.00**

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	**36**	**$342,025.49**	**$0.00**
	Reconciled	**3**	**$86,261.97**	**$86,261.97**
	Voided	**0**	**$0.00**	**$0.00**
	Total	**39**	**$428,287.46**	**$86,261.97**

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	**68**	**$636,449.04**	**$0.00**
	Reconciled	**3**	**$86,261.97**	**$86,261.97**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**71**	**$722,711.01**	**$86,261.97**

Village of Lemont

Refunds in OpenGov

Building Permits/Contractor Licenses

10/26/26 - 10/31/26

Date Paid	Permit #	Permit Type	Applicant Name	Amount	Refund Method
10/26/2026	PATI 26-17	PATIO	JOSE L JARA	$1,000.00	CREDIT CARD
10/27/2026	ROOF 26-363	ROOFING	RAFAL JAROS	$100.00	CREDIT CARD

Total Refunds **$1,100.00**

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

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Stacy Patrianakos, Administration
THROUGH: Village Administrator
SUBJECT: Resolution Approving a Voluntary Separation Agreement and Release

DATE: November 9, 2026

SUMMARY/BACKGROUND

On April 27, 2026, the Village Board approved the Voluntary Separation Incentive Program (VSIP), providing eligible employees considering retirement with an opportunity to voluntarily separate from Village employment while allowing the Village to evaluate staffing needs, operational efficiencies, and realize long-term cost savings. A copy of the approved resolution authorizing the program is attached to this memorandum.

Three employees elected to participate in the program and made their application within the required timeframes. One employee retired in May 2026, and the remaining two employees are scheduled to separate under the program within this fiscal year. For this item, George (Randy) Earnest has elected to retire effective December 31, 2026. The proposed Voluntary Separation Agreement and Release establishes the terms and conditions of his separation under the previously approved program. The third employee has requested to retire under the program, effective at the end of the fiscal year, which is April 30, 2027. Staff will present that agreement at a later date subject to the terms and conditions of the approved program.

ANALYSIS

Consistency with Village Policy
Budget (if applicable)

STAFF RECOMMENDATION
Approving the Resolution Approving a Voluntary Separation Agreement and Release for George Earnest

BOARD ACTION REQUESTED
Motion to Approve (Consent)

ATTACHMENTS
Previously Approved R-35-26 Authorizing the Voluntary Employment Separation Incentive Program.pdf

FINAL Resolution.pdf

R-35-26

VILLAGE OF LEMONT

418 Main Street | Lemont, IL 60439

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

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Approval of Resolution

BOARD ACTION REQUESTED
Approval of Resolution

ATTACHMENTS
2026 VSP Program.pdf

RESOLUTION NO. R-35-26

A RESOLUTION AUTHORIZING

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

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

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

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

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

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

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

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

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

ADOPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS **27TH DAY OF APRIL 2026.**

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

John Egofske, Village President

Attest:

Charlene M. Smollen, Village Clerk

VILLAGE OF LEMONT SEAL Illinois

EXHIBIT 1:

VILLAGE OF LEMONT
INTER -OFFICE MEMORANDUM

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

BACKGROUND

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

ELIGIBILITY

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

AMOUNT OF VOLUNTARY EMPLOYMENT SEPARATION INCENTIVE

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

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

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

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

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

APPLICATION PROCESS:

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

SEPARATION DATE:

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

APPLICATION DEADLINE:

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

Village of Lemont Voluntary Employment Separation Program

Name _____ Department _____

Position Title _____ Hire Date _____

Requested Separation Date _____

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

Employee's Signature _____ Date _____

Department Head's Signature _____ Date _____

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

VILLAGE OF LEMONT

RESOLUTION NO. _____

A Resolution Approving Voluntary Separation Agreement and Release

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

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

RESOLUTION NO. ____

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

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

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

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

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

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

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

ADOPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS **9TH DAY OF November 2026.**

PRESIDENT AND VILLAGE BOARD MEMBERS:	AYES:	NAYS:	ABSENT:	ABSTAIN:
Samuel J. Forzley				
Janelle Kittridge				
Ken McClafferty				
Kevin Shaughnessy				
Rick Sniegowski				
Ron Stapleton				

John Egofske, Village President

Attest:

Charlene M. Smollen, Village Clerk

VOLUNTARY SEPARATION AGREEMENT AND RELEASE

THIS AGREEMENT is made on the **9th day of November 2026** by and between George Earnest ("Employee") and the Village of Lemont ("Village"), sometimes referred to collectively as the "parties."

W I T N E S S E T H:

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

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

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

SECTION 1. RESIGNATION

Pursuant to the mutual agreement of the parties, Employee desires to end his/her employment with the Village. Therefore, Employee voluntarily and irrevocably resigns as an Employee of the Village effective December 31, 2026. Employee has submitted his voluntary and unconditional resignation as an Employee of the Village, effective as of December 31, 2026. A copy of Employee's resignation letter is attached hereto as Exhibit A.

SECTION 2. ACCEPTANCE OF RESIGNATION

The Village hereby accepts the resignation of Employee effective December 31, 2026, in accordance with Section 1 of this Agreement.

SECTION 3. SEPARATION PAYMENT

A. Contingent upon and in consideration of Employee's submission of his/her written resignation as contemplated herein, and subject to the faithful performance of all other conditions of this Agreement, The Village shall pay to the Employee the sum of $36,515.12 less any applicable payroll taxes and deductions, which is equal to three (3) months of the employee's base pay in effect as of December 31,2026. The Village assumes payment of the employee's health insurance premiums for the Village sponsored plan (and COBRA administration fee, if applicable) for six (6) months from separation at 100% of the total cost of the employee's health insurance premium in effect as of January 1, 2027. The employee is eligible to remain on the Village sponsored health insurance plan and have the Village pay 100% of the premiums for the employee's coverage in effect as of January 1, 2027, for six months from January 1, 2027, to June 30, 2027.These amounts represent a severance payment to which Employee is not otherwise entitled and which the Village is not otherwise obligated to make.

B.

As the effective date of Employee's resignation, the Village shall compensate Employee for accrued but unused leave in accordance with the Village's Personnel Policy Manual. Specifically, the Employee shall receive payment for 100% of earned but unused vacation time, less applicable payroll taxes, and deductions.

In addition, the Employee shall receive forty percent (40%) of accrued but unused sick leave, less applicable payroll taxes, and deductions consistent with the Personnel Policy Manual.

C. The total amount to be paid by the Village pursuant to paragraphs A and B shall be referred to as the "Separation Payment." The Separation Payment shall constitute the entire amount the Village shall pay to Employee and that Employee is owed and/or shall receive from the Village relating to or arising out of Employee's employment by the Village, and specifically includes any amount owed to Employee for earned but unused vacation days and personal days.

SECTION 4. RETURN OF VILLAGE EQUIPMENT/CONFIDENTIALITY

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

SECTION 5. COOPERATION

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

SECTION 6. RELEASE AND DISCHARGE

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

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

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

   ii. In addition to the waiver and release of all other possible claims, this Agreement results in the waiver and release by Employee of all

age discrimination or retaliation claims arising under the *Age Discrimination in Employment Act*.

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

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

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

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

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

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

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

E. Employee acknowledges that he/she has received information showing the age and job title of all employees who have been approved for the VSP and the age and job titles for all employees who are eligible for the VSP. Employee acknowledges that the information was provided at the same time this Agreement was presented and that Employee has had the opportunity to consider the information for as long as 45 days prior to executing this Agreement.

SECTION 7. NO REPRESENTATIONS OR WARRANTIES

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

SECTION 8. INURE TO BENEFIT / BINDING EFFECT OF AGREEMENT

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

SECTION 9. ADVICE OF COUNSEL

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

SECTION 10. COMPLETE UNDERSTANDING

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

SECTION 11. AMENDMENT OF AGREEMENT

Except as otherwise provided, no subsequent alteration, amendment, change, or addition to this Agreement shall be binding upon the parties hereto unless

reduced to writing and duly authorized and signed by each of them.

SECTION 12. APPLICABLE LAW

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

IN WITNESS WHEREOF, the parties have executed this Agreement on this 9th day of November 2026.

EMPLOYEE NAME

By: George Earnest
Employee

VILLAGE OF LEMONT

By: _____
Village Administrator

Attest: _____
Village Clerk

Exhibit A

I hereby voluntarily and irrevocably resign from my employment with the Village of Lemont effective December 31, 2026, pursuant to the Village's Voluntary Separation Program. Thank you for your attention to this matter.

George Earnest
Employee Name

Employee Signature

Date

VILLAGE OF LEMONT
INTER-OFFICE MEMORANDUM

To: Regular Full-Time Village Employees

From: George Schafer, Village Administrator

Date: March 13, 2026

Subject: Voluntary Employment Separation Program

BACKGROUND

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

The following is the general outline of the Voluntary Employment Separation Program:

ELIGIBILITY

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

AMOUNT OF VOLUNTARY EMPLOYMENT SEPARATION INCENTIVE

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

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

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

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

The Village will pay I 00% of the cost of the employee's health insurance premiums with no contribution from the employee for six months of coverage. The type (HMO, PPO, or HDHP) and level (single, single plus one, or family) of health insurance coverage in effect as of May 1, 2026 will be used to determine the cost of the coverage paid for by the Village at separation. The employee and eligible dependents may remain on the Village's health insurance plan (either as an IMRF or Police Pension Fund retiree or via COBRA coverage) for six months after separation of service. The Village will assume 100% of the cost of health insurance premiums (and the 2% COBRA administration fee, if applicable) for six months after separation. The Village will not continue to make any Village contributions to the employee's Health Savings Account, if applicable, after separation of service with the Village of Lemont.

APPLICATION PROCESS:

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

SEPARATION DATE:

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

APPLICATION DEADLINE:

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

Village of Lemont
Voluntary Employment Separation Program

George Randy Earnest	Public Works
Name	Department
Operations Division Manager	05-26-1987
Position Title	Hire Date
12.31.2026	
Requested Separation Date	

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

George R Earnest	4-1-2026
Employee's Signature	Date
5epartment Head's.Signature	4-7-2026 Date

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

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Jason Berry, Community Development
THROUGH: George Schafer, Village Administrator
SUBJECT: A Resolution Objecting to Cook County Zoning Case VA-26-0041 (13000 Grant Road, Lemont, IL)
DATE: November 9, 2026

SUMMARY/BACKGROUND
Attached is a resolution objecting to a proposed electronic billboard at 13000 Grant Road, near the intersection of Archer Avenue and Grant Road in unincorporated Cook County. The applicant is requesting four zoning variances to construct a 40-foot-tall billboard on a parcel adjacent to the Village's corporate limits and the forest preserve.

The Village of Lemont submitted a formal objection to the Cook County Zoning Board of Appeals (ZBA) on October 29, 2026. The ZBA considered the request on November 4 but issued no recommendation following a 2-2 vote, with one member voting present, on a motion to deny the variances. The case is expected to proceed to the Cook County Board for consideration on November 19.

ANALYSIS
The Village prohibits new billboards under its Unified Development Ordinance and has maintained a longstanding policy opposing their proliferation, including a 1996 resolution seeking to prohibit billboards on Metropolitan Water Reclamation District property. The proposed billboard would also conflict with the Village's Comprehensive Plan goal of developing attractive community gateways.

The applicant is requesting substantial reductions in Cook County's minimum lot area, lot width, corner side yard setback, and separation requirements from the forest preserve. The resolution formalizes the Village Board's opposition and requests that Cook County deny the proposed variances.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Approve the resolution.

BOARD ACTION REQUESTED
Motion to approve the resolution.

ATTACHMENTS
A Resolution Objecting to Cook County Zoning Case VA-26-0041 (13000 Grant Road, Lemont, IL)

VILLAGE OF LEMONT

RESOLUTION NO. R- -26

A RESOLUTION OBJECTING TO COOK COUNTY ZONING CASE VA-26-0041 (13000 GRANT ROAD, LEMONT, IL)

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT THIS _____ DAY OF _____, 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, this _____ day of _____, 2026.

RESOLUTION NO. R- -26

A RESOLUTION OBJECTING TO COOK COUNTY ZONING CASE VA-26-0041 (13000 GRANT ROAD, LEMONT, IL)

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

WHEREAS, Cook County Zoning Case VA-26-0041 requests four zoning variances to permit the construction of a new electronic billboard at 13000 Grant Road in unincorporated Cook County, adjacent to the corporate limits of the Village of Lemont; and

WHEREAS, the proposed billboard would be approximately 40 feet in height and located near the intersection of Archer Avenue and Grant Road, a prominent entry corridor into the Village; and

WHEREAS, the Village prohibits new billboards and has established an amortization period for existing nonconforming billboards under Section 17.11.070(B) of its Unified Development Ordinance; and

WHEREAS, the Village has maintained a longstanding policy opposing the proliferation of billboards, including Resolution No. R-457-96, adopted October 14, 1996, which sought the cooperation of the Metropolitan Water Reclamation District of Greater Chicago in prohibiting billboards on District-owned and District-leased property within Lemont and Lemont Township to protect the scenic and historic character of the Des Plaines River Valley; and

WHEREAS, the Village has also worked to eliminate existing billboards through redevelopment, including the removal of a billboard in connection with the nearby Gas N Wash development; and

WHEREAS, the Village's 2030 Comprehensive Plan identifies "Develop Inviting Gateways into Lemont" as an implementation goal, emphasizing attractive entry corridors and development that enhances community character; and

WHEREAS, the applicant requests substantial deviations from Cook County zoning requirements, including reductions in minimum lot area from 20,000 to 4,656 square feet, minimum lot width from 100 to 66 feet, corner side yard setback from 30 to 20.8 feet, and required separation from a forest preserve district boundary from 500 to 320 feet; and

WHEREAS, the extent of the requested variances raises significant concerns regarding the suitability of the property for the proposed billboard, particularly given its proximity to incorporated Village properties and the forest preserve; and

WHEREAS, Mayor John Egofske submitted a formal letter of objection to the Cook County Zoning Board of Appeals on October 29, 2026, expressing the Village's concerns regarding the proposed billboard and its inconsistency with established Village policies; and

WHEREAS, the Village recognizes Cook County's zoning jurisdiction over the subject property but finds that the proposed billboard would undermine the Village's longstanding efforts to protect its scenic character, preserve attractive community gateways, and limit the proliferation of billboards.

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

SECTION ONE: The Village of Lemont hereby objects to Cook County Zoning Case VA-26-0041 and respectfully requests that the Cook County Board deny the requested zoning variances for the proposed electronic billboard at 13000 Grant Road.

SECTION TWO: The Village reaffirms its longstanding policy opposing the proliferation of billboards and its commitment to preserving the scenic and historic character of the community, protecting its natural surroundings, and promoting attractive entry corridors consistent with the Village's Comprehensive Plan and Unified Development Ordinance.

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

SECTION FOUR: The Village Clerk is directed to transmit this Resolution to the Cook County Department of Building and Zoning and provide copies to the Cook County Board of Commissioners.

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

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Darshana Prakash, Finance
THROUGH: George Schafer, Village Administrator
SUBJECT: Truth in Taxation Public Hearing for the 2026 Proposed Property Tax Levy
DATE: November 9, 2026

SUMMARY/BACKGROUND
On October 19, 2026 the Village Board discussed the proposed 2026 Property Tax Levy of $5,464,871 which is 9.14% higher than the previous year. The property tax levy amount is based on the Property Tax Extension Limitation (PTELL), otherwise known as the "tax cap", new growth and the prior year total extension amount and estimated assessed values. This calculation is consistent with prior years.

Per State Statute, 35 ILCS 200/18-55, the Village is required to hold a truth in taxation public hearing if the aggregate levy amount is greater than 105% of the previous year's final aggregate levy amount. The attached public notice has been on the Village's website since October 9, 2026 and was published in the Daily Southtown on October 27, 2026.

The 2026 Property Tax Levy Ordinance as well as the Tax Levy Abatement Ordinances will be on the agenda for Board approval on November 23, 2026.

ANALYSIS

Consistency with Village Policy
Budget (if applicable)

STAFF RECOMMENDATION
Hold the public hearing.

BOARD ACTION REQUESTED
Hold the public hearing.

ATTACHMENTS
2026 Levy Notice in Daily Southtown Oct 27.pdf
2026 Tax Levy Distribution.pdf

NOTICE OF PROPOSED PROPERTY TAX INCREASE FOR VILLAGE OF LEMONT

I. A PUBLIC HEARING TO APPROVE A PROPOSED PROPERTY TAX LEVY INCREASE FOR THE VILLAGE OF LEMONT FOR 2026 WILL BE HELD ON NOVEMBER 9, 2026 AT 6.30P.M. AT VILLAGE HALL, 418 MAIN STREET, LEMONT, ILLINOIS.
ANY PERSON DESIRING TO APPEAR AT THE PUBLIC HEARING AND PRESENT TESTIMONY TO THE TAXING DISTRICT MAY CONTACT CHARLENE SMOLLEN, VILLAGE CLERK,
AT 418 MAIN STREET, LEMONT, ILLINOIS 60439, (630) 257-1550.

II. THE CORPORATE AND SPECIAL PURPOSE PROPERTY TAXES EXTENDED OR ABATED FOR 2025 WERE $5,007,076.
THE PROPOSED CORPORATE AND SPECIAL PURPOSE PROPERTY TAXES TO BE LEVIED FOR 2026 ARE $5,464,871. THIS REPRESENTS A 9.14% INCREASE OVER THE PREVIOUS YEAR.

III. THE PROPERTY TAXES EXTENDED FOR DEBT SERVICE AND PUBLIC BUILDING COMMISSION LEASES FOR 2025 WERE $0.00.
THE ESTIMATED PROPERTY TAXES TO BE LEVIED FOR DEBT SERVICE AND PUBLIC BUILDING COMMISSION LEASES FOR 2026 ARE $0.00. THIS REPRESENTS A 0% INCREASE OVER THE PREVIOUS YEAR.

IV. THE TOTAL PROPERTY TAXES EXTENDED OR ABATED FOR 2025 WERE $5,007,076. THE ESTIMATED TOTAL PROPERTY TAXES TO BE LEVIED FOR 2026 ARE $5,464,871. THIS REPRESENTS A 9.14% INCREASE OVER THE PREVIOUS YEAR.

PROOF DO NOT REPRODUCE

Village of Lemont
2026 Tax Levy

	2019	2020	2021	2022	2023	2024	2025	PRELIMINARY 2026	% change from PY	% of levy
Corporate	1,488,299	1,481,101	1,543,563	1,769,431	2,430,196	2,931,667	3,114,043	2,936,570	-5.70%	53.74%
Police Pension	930,271	1,099,425	1,132,660	1,280,383	1,068,073	1,091,584	1,321,950	1,506,685	13.97%	27.57%
IMRF	440,296	454,763	468,510	384,115	194,196	9,927	2,002	250,000	12387.51%	4.57%
Street and Bridge **(A)**	105,480	103,946	108,640	112,351	114,545	-	-	-	#DIV/0!	0.00%
Police Protection	195,989	196,887	205,779	212,808	388,390	396,938	423,988	427,380	0.80%	7.82%
Civil Defense **(A)**	4,083	3,081	3,067	3,172	3,235	4,958	-	-	#DIV/0!	0.00%
Social Security	291,943	304,841	318,607	295,473	97,098	4,959	2,002	200,000	9890.01%	3.66%
Audit	23,818	23,988	25,072	25,929	46,607	54,583	58,302	58,768	0.80%	1.08%
Liability Insurance	60,566	50,974	53,277	55,097	56,174	59,542	63,597	64,106	0.80%	1.17%
Street Lighting **(A)**	62,607	57,970	60,484	62,550	72,824	74,427	-	-	#DIV/0!	0.00%
Crossing Guards **(A)**	8,166	5,997	6,269	6,483	9,710	14,885	-	-	#DIV/0!	0.00%
Workers Comp	39,470	16,992	17,760	18,367	18,726	19,844	21,192	21,362	0.80%	0.39%
Levy Adjusted/Requested	3,650,988	3,799,965	3,943,688	4,226,159	4,499,774	4,663,314	5,007,076	5,464,871		
Levy Adjustment by County			25,509	66,841	20,666	22,308	78,528			
Levy Final	$ 3,650,988	$ 3,799,965	$ 3,969,197	$ 4,293,000	$ 4,520,440	$ 4,685,622	$ 5,085,604	$ 5,464,871	8.54%	100.00%
Difference from prior year	**$ 161,161**	**$ 148,977**	**$ 143,723**	**$ 282,471**	**$ 273,615**	**$ 163,540**	**$ 343,762**	**$ 457,795**		
	4.62%	4.08%	3.78%	7.12%	6.37%	3.62%	7.34%	9.14%		

(A) These categories are included in Corporate levy amount.
Prior years are updated to reflect adjusted extensions provided by Cook County.

418 Main Street | Lemont, IL 60439

TO:	Village Board Meeting
FROM:	Jason Berry, Community Development
THROUGH:	George Schafer, Village Administrator
SUBJECT:	An Ordinance Granting a Special Use for a Preliminary and Final Planned Unit Development for a Four-Unit Townhome Development at 609 Illinois Street
DATE:	November 9, 2026

SUMMARY/BACKGROUND
The petitioner, John Grele, is requesting concurrent Preliminary and Final Planned Unit Development (PUD) approval to construct four townhomes at 609 Illinois Street, on property located south of Main Street in the D-D Downtown District. The Village Board previously approved a Preliminary PUD for the development on June 24, 2024, through Ordinance O-29-24. That approval subsequently expired before Final PUD approval was obtained. The petitioner has since submitted revised plans and is requesting new Preliminary and Final PUD approval.

The Planning and Zoning Commission held a public hearing on November 5, 2025, and voted 4-3 to recommend approval with conditions. On October 26, 2026, the Village Board separately approved the 608 Main Street Resubdivision (R-92-26), creating the lot for the proposed townhomes.

The proposed ordinance approves the development in accordance with the final engineering, architectural, and landscape plans. It also authorizes eight departures from the Unified Development Ordinance and Village engineering standards related to garage placement, alley access, parking location, building setbacks, and driveway dimensions. These departures are generally consistent with those previously approved in 2024, with the specific dimensions governed by the revised plans.

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Staff recommends approval of the proposed ordinance.

BOARD ACTION REQUESTED
A motion to approve the ordinance.

ATTACHMENTS
An Ordinance Granting a Special Use for a Preliminary and Final Planned Unit Development for a Four-Unit Townhome Development at 609 Illinois Street

VILLAGE OF LEMONT

ORDINANCE NO. O-____-26

AN ORDINANCE GRANTING A SPECIAL USE FOR A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT FOR A FOUR-UNIT TOWNHOME DEVELOPMENT AT 609 ILLINOIS STREET, LEMONT, ILLINOIS

(608 Main Street)

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT THIS _____ DAY OF _____, 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 _____ day of _____, 2026.

VILLAGE OF LEMONT

ORDINANCE NO. O-____-26

AN ORDINANCE GRANTING A SPECIAL USE FOR A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT FOR A FOUR-UNIT TOWNHOME DEVELOPMENT AT 609 ILLINOIS STREET, LEMONT, ILLINOIS

(608 Main Street)

WHEREAS, John Grele (hereinafter referred to as the "Petitioner") is the owner of certain real property formerly comprising a portion of the property commonly known as 608 Main Street, Lemont, Illinois, and identified as Lot 2 of the 608 Main Street Resubdivision, legally described in Exhibit A attached hereto and incorporated herein (hereinafter referred to as the "Subject Property"); and

WHEREAS, the Subject Property is located within the D-D, Downtown District, and the Petitioner proposes to construct a four-unit townhome development fronting Illinois Street, commonly referred to as 609 Illinois Street; and

WHEREAS, on June 24, 2024, the Village President and Board of Trustees approved Ordinance No. O-29-24, granting a Special Use for a Preliminary Planned Unit Development for the proposed four-unit townhome development, including certain departures from the standards of the Unified Development Ordinance ("UDO"); and

WHEREAS, the Preliminary Planned Unit Development approval granted pursuant to Ordinance No. O-29-24 subsequently expired before the Petitioner obtained Final Planned Unit Development approval; and

WHEREAS, following the expiration of Ordinance No. O-29-24, the Petitioner submitted a new application pursuant to Title 17 of the Lemont Municipal Code, Unified Development Ordinance, requesting concurrent Preliminary and Final Planned Unit Development approval for the four-unit townhome development; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on November 5, 2025, to consider the Petitioner's request for Preliminary and Final Planned Unit Development approval and voted four (4) to three (3) to recommend approval, subject to certain conditions; and

WHEREAS, on October 26, 2026, the Village President and Board of Trustees approved Resolution No. R-92-26, approving the Final Plat of Subdivision for the 608 Main Street Resubdivision, which establishes the lot proposed for the four-unit townhome development; and

WHEREAS, the Petitioner has submitted plans and documents for the Preliminary and Final Planned Unit Development, consisting of the following, attached hereto and incorporated herein as exhibits to this Ordinance:

1. **Final Engineering Plans**, prepared by Krueng Design, dated October 28, 2026 (MWRD Permit Revision), attached hereto as **Exhibit B**;

2. **Final Landscape Plan**, prepared by A Touch of Green, revised October 22, 2026, attached hereto as **Exhibit C**; and

3. **Final Architectural Plans and Building Elevations**, prepared by N. Batistich, Architects, dated November 17, 2025, attached hereto as **Exhibit D**; and

WHEREAS, the Village President and Board of Trustees have reviewed the Petitioner's application, the recommendations of the Planning and Zoning Commission, the plans and documents submitted, and the applicable provisions of the Unified Development Ordinance; and

WHEREAS, the Village President and Board of Trustees have determined that granting the requested Special Use for a Preliminary and Final Planned Unit Development, subject to the conditions established herein, is in the best interest of the public health, safety, and welfare of the residents of the Village of Lemont, and hereby adopts the Findings of Fact attached hereto as **Exhibit E**.

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

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

SECTION TWO: Approval. A Special Use for a Preliminary and Final Planned Unit Development (PUD) for the construction of a four-unit townhome development at 609 Illinois Street is hereby granted for the Subject Property, in substantial accordance with the plans and documents incorporated as Exhibits to this Ordinance, subject to the conditions and departures from the Unified Development Ordinance set forth herein.

This Ordinance constitutes a new approval of the Preliminary and Final Planned Unit Development and does not extend or reinstate the expired approval granted pursuant to Ordinance No. O-29-24.

SECTION THREE: Conditions. The Special Use for the Preliminary and Final Planned Unit Development shall be subject to the following conditions:

1. **General Conditions.** Unless otherwise approved by the Village Board, the Subject Property shall be developed and maintained in accordance with all applicable Village Codes, the conditions of this Ordinance, and the approved Preliminary and Final Planned Unit Development plans and exhibits attached hereto.

2. **Departures from Zoning and Engineering Standards.** The following eight (8) departures from the Unified Development Ordinance and Village engineering standards are hereby approved as part of the Preliminary and Final Planned Unit Development, solely to the extent depicted on the approved Final PUD plans:

a. **Garage Location and Configuration (§17.09.070).** Allow front-loaded attached garages accessed directly from Illinois Street, including departures from garage placement and garage-door width requirements.

b. **Alley Creation (§17.09.070).** Allow development without the creation of an alley.

c. **Alley Access (§17.09.070).** Allow access to off-street parking directly from Illinois Street rather than primarily from an alley.

d. **Off-Street Parking Location (§17.09.070).** Allow off-street parking in front of the principal building.

e. **Parking Setback (§17.09.070).** Allow off-street parking within the required setback from the public right-of-way.

f. **Building Front Setback (§17.09.090 and Table 17-09-02).** Allow a front building setback greater than the maximum permitted setback, as depicted on the approved engineering and architectural plans.

g. **Driveway Width (Engineering Detail LS-6).** Allow driveway widths at the property line exceeding Village standards.

h. **Driveway Apron Width (Engineering Detail LS-6).** Allow driveway apron widths exceeding Village standards.

These departures are limited to the development shown on the approved Final PUD plans. Any material change to the approved configuration or dimensions shall be subject to review under the applicable provisions of the Unified Development Ordinance.

3. **Final Engineering.** The Subject Property shall be developed in accordance with the Final Engineering Plans incorporated as Exhibit B. Minor engineering modifications may be reviewed and approved administratively by the Village Engineer, provided such modifications do not substantially alter the approved Planned Unit Development or the departures authorized by this Ordinance.

4. **Landscaping.** Landscaping shall be installed and maintained in accordance with the Final Landscape Plan incorporated as Exhibit C, including the proposed parkway trees and other plantings along Illinois Street.

5. **Outside Agency Approvals.** All permits and approvals required by the Illinois Department of Transportation, Metropolitan Water Reclamation District of Greater Chicago, Illinois Environmental Protection Agency, and other agencies having jurisdiction shall be obtained, as applicable, prior to commencement of work requiring such approvals.

6. **Building Permits.** Approval of the Preliminary and Final Planned Unit Development does not constitute approval of construction documents or issuance of a building permit. Building permit applications shall be reviewed separately for compliance with applicable building, fire, electrical, mechanical, plumbing, energy, and other applicable codes.

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

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

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

ADOPTED AND APPROVED by the President and Board of Trustees of the Village of Lemont, Counties of Cook, Will, and DuPage, Illinois, on this _____ day of _____, 2026.

PRESIDENT AND VILLAGE BOARD MEMBERS	**AYES**	**NAYS**	**ABSENT**	**ABSTAIN**
Samuel J. Forzley	_____	_____	_____	_____
Janelle Kittridge	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____
John Egofske, Village President

ATTEST:

_____
Charlene M. Smollen, Village Clerk

EXHIBIT A

Legal Description of Subject Property

Lot 2 in the 608 Main Street Resubdivision, as depicted on the Final Plat of Subdivision prepared by Acorn Consultants, Ltd., last revised September 15, 2026, and approved by Village of Lemont Resolution No. R-92-26 on October 26, 2026.

EXHIBIT B

Final Engineering Plans

Prepared by Krueng Design
Dated October 28, 2026
MWRD Permit Revision

GRELE MULTI-UNIT DEVELOPMENT

PROPOSED ADDRESSES:
651, 653, 655 AND 657 E. ILLINOIS STREET
LEMONT, ILLINOIS

LEGAL DESCRIPTION

(LOT 2 OF 609 MAIN STREET RESUBDIVISION)

BEING A RESUBDIVISION OF LOTS 1 AND 7, TOGETHER WITH THE SOUTHERLY 3/5 OF LOTS 2 AND 6, TOGETHER WITH THE NORTHERLY 85.00 FEET OF THE WESTERLY 215 FEET OF SAID LOT 6, TOGETHER WITH THE WEST HALF OF VACATED GRANT STREET LYING EAST OF AND ADJOINING LOTS 1 AND 7 AFORESAID, ALL THE IN THE TOWN OF ATHENS, SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPOSED ADRESSES
651, 653, 655 AND 657 E. ILLINOIS STREET
LEMONT, IL

AREA
11,049 SQ. FT OR 0.254 ACRE

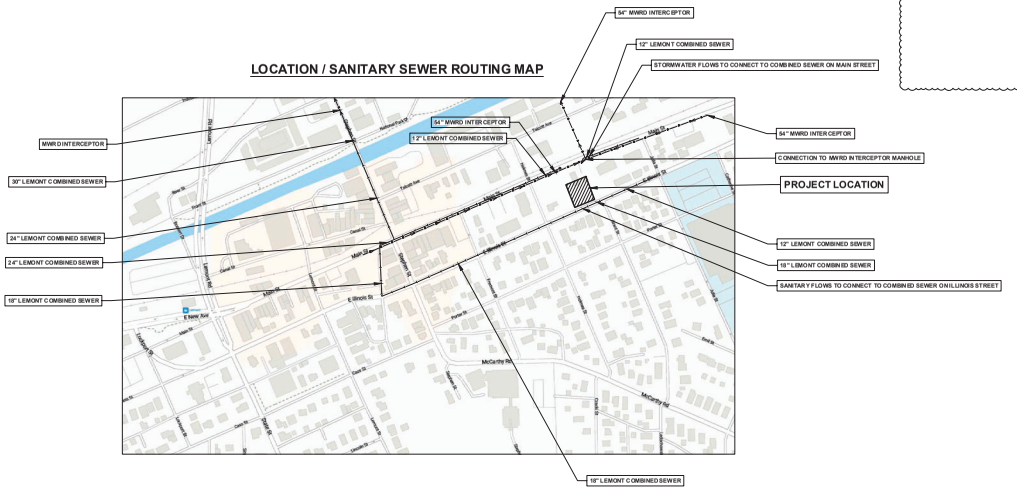
SURVEYOR
ACORN CONSULTANTS, LTD.
1340 GIESE ROAD
BATAVIA, ILLINOIS
KBLANDO@COMCAST.NET

CIVIL ENGINEER
KRUENG DESIGN PLLC.
13389 MCCARTHY ROAD
LEMONT, ILLINOIS
KRYSTIAN@KRUENGDESIGN.COM

LEGEND

EXISTING		PROPOSED
	STORM SEWER	
	COMBINED SEWER	
	MWRD INTERCEPTOR	
	WATER LINE	
	ELECTRIC LINE	
	GAS LINE	
	FIBER OPTIC	
	OVERHEAD LINE	
	FENCE	
722	CONTOUR	722
	SANITARY MANHOLE	
	INLET	
	CURB INLET	
	CATCH BASIN	
	STORM MANHOLE	
	CULVERT END SECTION	
	FIRE HYDRANT	
	WATER VALVE VAULT	
	WATER VALVE BOX	
	B-BOX	
	THRUST BLOCK	
	TREE	
	DRAINAGE DIRECTION	
	DRAINAGE SUMMIT	
	BENCHMARK	
XX.X.XX	PROPOSED GRADE	

LOCATION / SANITARY SEWER ROUTING MAP



DRAWING INDEX

SHEET	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS & REMOVAL PLAN
3	GEOMETRIC PLAN
4	UTILITY PLAN
5	GRADING PLAN
6	EROSION CONTROL TREE PLAN
7	CONSTRUCTION DETAILS
8	CONSTRUCTION DETAILS
9	AUTOTURN SCHEMATIC
10	GENERAL NOTES AND SPECIFICATIONS
11	CONTECH SYSTEM
12	CONTECH SYSTEM

DRAINAGE CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED 14TH DAY OF JANUARY, 2026

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.
P (708) 588-4055
E WMOJobStart@mwrd.org

ORIGINAL ISSUE DATE: 07-01-2024

NO.	DATE	DESCRIPTION
3	12/2/25	VILLAGE COMMENTS 1
4	12/10/25	MWRD COMMENTS 1
5	6/11/26	MWRD COMMENTS 2
6	7/10/26	MWRD COMMENTS 3
7	9/3/26	BUILDING LOCATION REVISION (CLIENT REQ.)
8	10/28/26	MWRD PERMIT REVISION

KRUENG

LICENSE NO.: 184-009297-0002

EXPIRES: 11/30/2027

COVER SHEET

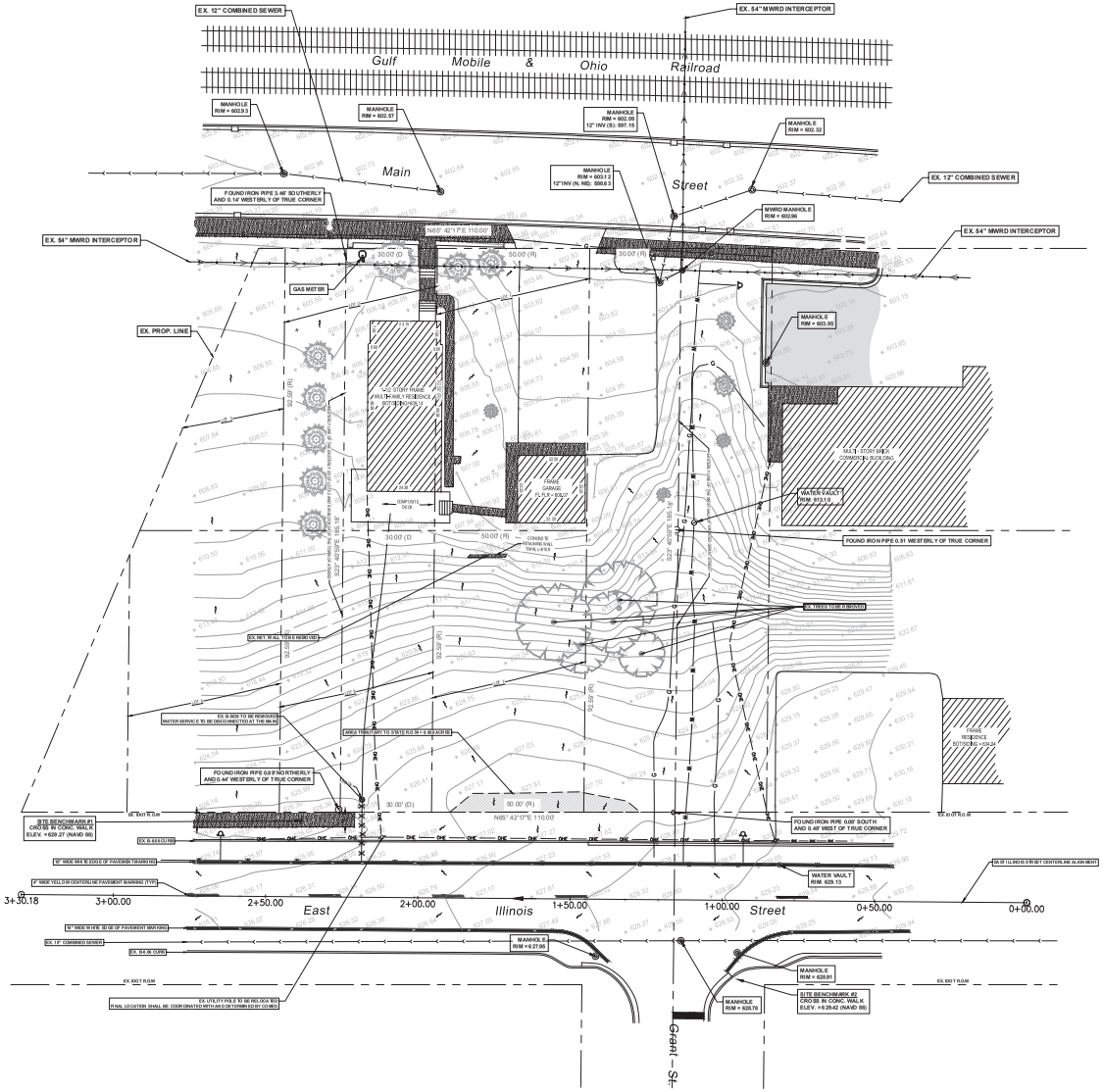
651, 653, 655 AND 657 E. ILLINOIS STREET, LEMONT, IL

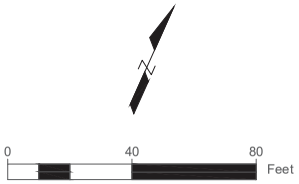
JOB NO:	24-01
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	N.T.S.

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EXISTING CONDITIONS & REMOVAL PLAN





GENERAL NOTES

1. CALL J.U.L.I.E. AT LEAST 48 HOURS BEFORE DIGGING @ 800 892–0123.
2. UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS AND BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND UTILITIES.
3. THE GENERAL CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE SAME.
4. THE GENERAL CONTRACTOR SHALL NOTIFY CITY / VILLAGE PRIOR TO THE START OF CONSTRUCTION.
5. THE GENERAL CONTRACTOR SHALL CONTACT THE ILLINOIS DEPARTMENT OF TRANSPORTATION – DIVISION OF HIGHWAYS 72 HOURS PRIOR TO START OF WORK @ (847) 705–4131.
6. THE GENERAL CONTRACTOR SHALL PROVIDE A MINIMUM OF 48-HOURS ADVANCE NOTICE TO VARIOUS UTILITY COMPANIES TO PERMIT THOSE COMPANIES TO ACCURATELY LOCATE ALL UNDERGROUND UTILITIES IN ADVANCE OF WORK.
7. ELEVATIONS REFER TO NORTH AMERICA VERTICAL DATUM OF 1988 (NAVD88).
8. ALL PUBLIC AND PRIVATE RIGHT-OF-WAY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING OR BETTER CONDITION.
9. NO HEAVY EQUIPMENT SHALL BE ALLOWED TO BE STORED ON THE PARKWAY, SIDEWALK, OR SHOULDER.
10. ALL SIDEWALKS THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH NEW ONES.
11. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES ON THE PLANS. ALL UTILITIES ENCOUNTERED IN THE PERFORMANCE OF WORK SHALL BE PROTECTED AND MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS AND RIGHT-OF-WAY DOCUMENTS.
12. ALL WORK ALONG AND UNDER ROADWAYS UNDER IDOT'S JURISDICTION SHALL CONFORM TO CONDITIONS OF ALL PERMITS AND EASEMENTS WITH PARTICULAR ATTENTION TO THE CONDITIONS EXISTING PRIOR TO CONSTRUCTION OF THIS CONTRACT.
13. THE GENERAL CONTRACTOR SHALL CONDUCT AND ARRANGE ACTIVITIES SO THAT THE TRAFFIC IS LEAST DISRUPTED. THE GENERAL CONTRACTOR SHALL DESIGN AND PLACE IN OPERATION TRAFFIC CONTROL PLANS AS REQUIRED UNDER RESPECTIVE MAINTENANCE OF TRAFFIC PLANS.
14. ALL WORK SHALL BE IN COMPLIANCE WITH THE CURRENT VERSION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.
15. ALL VEHICLES ASSOCIATED WITH ANY CONSTRUCTION PROJECT IN RESIDENTIAL AREAS SHALL BE REQUIRED TO PARK ON THE SITE UNLESS OTHERWISE ALLOWED BY CITY / VILLAGE.
16. ALL WORK SHALL BE COMPLETED SAFELY AND IN COMPLIANCE WITH OSHA, IDOT, ADA, AND LOCAL GOVERNING VILLAGE TO WINDHIP CITY STANDARDS.
17. THE GENERAL CONTRACTOR TO PROMPTLY REMOVE ANY EXCAVATED MATERIAL NOT REQUIRED FOR SITE BACKFILL.
18. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADWAY FREE OF EXCESSIVE DEBRIS AT ALL TIMES. STREET SHOULD BE OPEN TO TRAFFIC AT ALL TIMES.
19. UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM THE VILLAGE ENGINEER, ALL OPENINGS IN ANY PAVEMENT OR TRAVELED WAY SHALL BE BACKFILLED PRIOR TO THE END OF THE WORKING DAY.
20. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE MOST RECENT SET OF THE "APPROVED" FINAL ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.
21. THE GENERAL CONTRACTOR SHALL RESTORE OFF-SITE SURFACES TO ORIGINAL CONDITION IF DAMAGED BY CONSTRUCTION.
22. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO, AND THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM OR FURNISH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
23. THE ENGINEER WARRANTS THE DESIGN, RECOMMENDATIONS, AND SPECIFICATIONS TO HAVE BEEN PROMULGATED ON CONDITIONS GENERALLY ENCOUNTERED WITHIN THE INDUSTRY. THE ENGINEER ASSUMES NO RESPONSIBILITY WHATSOEVER, WITH RESPECT TO THE DESIGN RECOMMENDATIONS AND SPECIFICATIONS, FOR COMPLEX OR UNUSUAL SOIL CONDITIONS ENCOUNTERED ON THE PROJECT. IT SHALL BE THE OWNER'S/BIDDER'S RESPONSIBILITY TO ASCERTAIN THE EXACT NATURE OF SUBSURFACE CONDITIONS PRIOR TO THE CONSTRUCTION OF THE IMPROVEMENT.
24. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO APPLY FOR ALL REQUIRED IEPA PERMITS AND COMPLY WITH ALL EPA RULES AND REGULATIONS.
25. THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER, WITHOUT DELAY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING FIELD CONDITIONS.

ORIGINAL ISSUE DATE: 07-01-2024

NO.:	DATE	DESCRIPTION
3	12/2/25	VILLAGE COMMENTS 1
4	12/22/25	MWRD COMMENTS 1
5	01/12/26	MWRD COMMENTS 2
6	7/10/26	MWRD COMMENTS 3
7	9/3/26	BUILDING LOCATION REVISION (CLIENT REQ.)
8	10/28/26	MWRD PERMIT REVISION

KRUENG

LICENSED PROFESSIONAL ENGINEER — KEVIN M. UNGERMAN — 062.071.139 — EXPIRES: 11/30/2027

LICENSE NO.: 184-009297-0002

EXISTING CONDITIONS & REMOVAL PLAN

651, 653, 655 AND 657 E. ILLINOIS STREET, LEMONT, IL

JOB NO:	24-01
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 20'

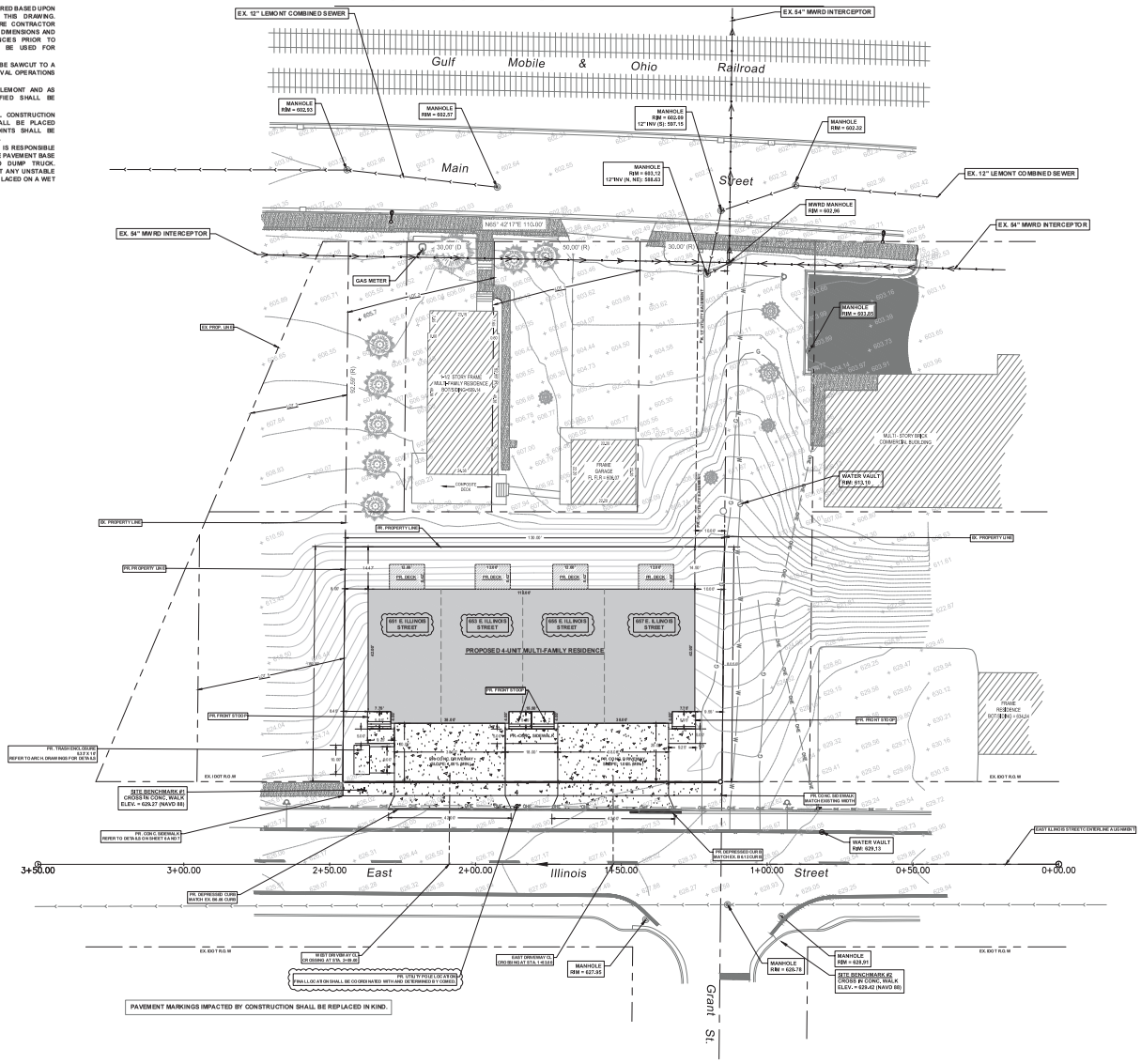
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PROPOSED GEOMETRIC PLAN

SITE DIMENSIONAL AND PAVING NOTES:

1. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
2. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT TO A NEAT EDGE ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATIONS BEGIN.
3. PAVEMENT THICKNESS SHALL COMPLY WITH THE VILLAGE OF LEMONT AND AS DETAILED ON THE ENGINEERING PLANS. THICKNESS SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.
4. EXPANSION JOINTS SHALL BE PLACED, AS A MINIMUM, AT ALL CONSTRUCTION JOINTS IN THE CURB. TWO NO. 4 REINFORCING BARS SHALL BE PLACED CONTINUOUSLY BETWEEN EXPANSION JOINTS. EXPANSION JOINTS SHALL BE DOWELED AND SPACED NO MORE THAN SIXTY (60) FEET ON CENTER.
5. PRIOR TO PLACING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. THE PAVEMENT BASE COURSE SHALL BE PROOF-ROLLED WITH A FULLY-LOADED DUMP TRUCK. ADDITIONAL PROOF-ROLLS MAY BE NECESSARY TO VERIFY THAT ANY UNSTABLE AREAS HAVE BEEN REPAIRED. NO PAVEMENT MATERIAL IS TO BE PLACED ON A WET OR SOFT SUBGRADE.



0 40 80 Feet

ORIGINAL ISSUE DATE: 07-01-2024		
NO.	DATE	DESCRIPTION
3	12/2/25	VILLAGE CIVIL ENG. COMMENTS 1
4	12/22/25	MWRD COMMENTS 1
5	6/11/26	MWRD COMMENTS 2
6	7/10/26	MWRD COMMENTS 3
7	9/3/26	BUILDING LOCATION REVISION (CLIENT REQ.)
8	10/28/26	MWRD PERMIT REVISION

KRUENG

LICENSE NO.: 184-009297-0002

EXPIRES: 11/30/2027

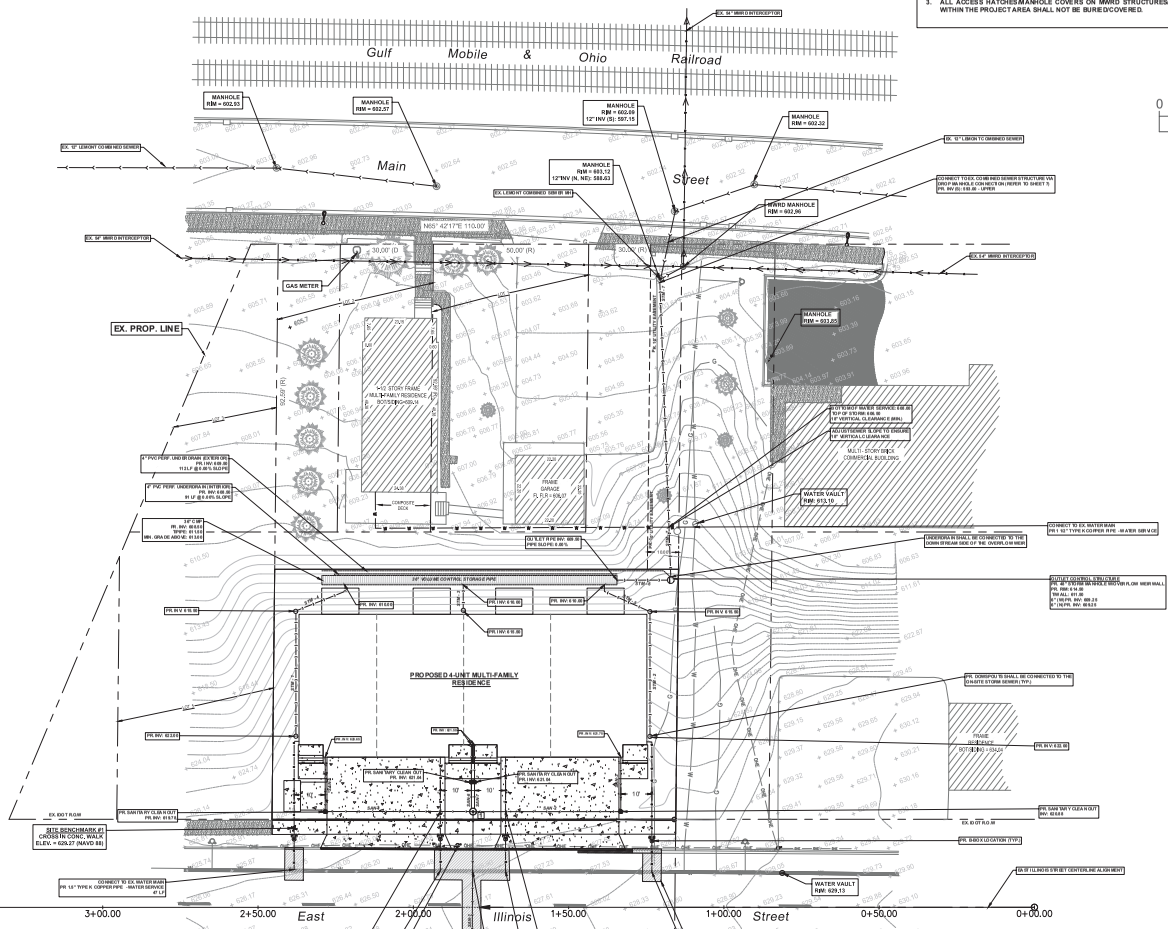
PROPOSED GEOMETRIC PLAN

651, 653, 655 AND 657 E. ILLINOIS STREET, LEMONT, IL

JOB NO:	24-01
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 20'

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PROPOSED UTILITY PLAN

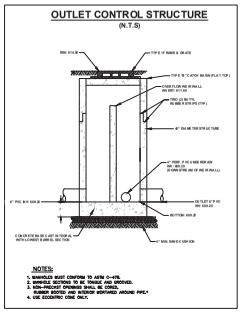


MWRD NOTES:

1. THE MWRD SHALL HAVE 24 HOUR-A-DAY UNRESTRICTED ACCESS TO ALL MWRD STRUCTURES/SEWERS/FACILITIES.
2. NO DEBRIS SHALL ENTER MWRD STRUCTURE/SIDEWERS/WATERWAYS.
3. ALL ACCESS HATCHES/MANHOLE COVERS ON MWRD STRUCTURES/MANHOLES WITHIN THE PROJECT AREA SHALL NOT BE BURIED/COVERED.

0 40 80 Feet

OUTLET CONTROL STRUCTURE
(N.T.S)



NOTES:
1. MANHOLE SHALT CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. NON-FROZEN GROUNDS SHALL BE CONCL. RUBBER BOOTED AND INTERIOR MORTARED AROUND PIPE.*
4. USE ECCENTRIC CONE ONLY.

UTILITY NOTES:

1. ALL UTILITY LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURES IN LINEAR FEET.
2. ALL EXISTING UTILITY RIMS, GRADE RINGS, PEDESTALS, ETC. SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED FINISHED GRADE.
3. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY STRUCTURES OR PIPING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE GOVERNING AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
4. GRANULAR TRENCH BACKFILL MATERIAL, IDOT GRADATION CA-7, SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY, PER ASTM D1557, FOR ALL UTILITIES WHICH ARE CONSTRUCTED UNDER, OR WITHIN TWO (2) FEET OF, ANY PROPOSED OR EXISTING PAVEMENT, PARKING LOTS, SIDEWALKS, ETC. GRANULAR TRENCH BACKFILL NOTED ON THE PLANS BY:
5. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
6. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
7. CONTRACTOR SHALL EXCAVATE AND FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
8. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING SEWER SYSTEMS DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.

STORM SEWER NOTES:

1. ALL STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, IN ADDITION TO THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY.
2. ALL DOWNSPOUT AND FOOTING DRAINS SHALL BE DISCHARGED TO THE STORM SEWER SYSTEM.
3. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE FOUR FEET IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. MANHOLE JOINTS SHALL BE "O" RING GASKET JOINTS. A MAXIMUM OF SIX INCHES OF ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. THE ADJUSTING RINGS SHALL BE SET WITHIN A FULL MORTAR BED.
4. ALL STORM SEWERS SHALL BE INSTALLED ON TYPE "A" BEDDING, 1/4 TO 3/4 INCH IN SIZE, WITH A MINIMUM THICKNESS EQUAL TO 1/4 OF THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR INCHES. USING BLOCKS OF ANY KIND FOR GRADE IS NOT PERMITTED. THE GRANULAR MATERIAL FOR BEDDING AND TRENCH BACKFILL MATERIAL SHALL CONFORM TO IDOT GRADATION CA-7. THE GRANULAR MATERIAL FOR BEDDING AND INITIAL BACKFILL OF FLEXIBLE PIPE SHALL BE NON-ANGULAR GRAVEL MATERIAL CONFORMING TO ASTM D-2321, CLASS I. THE COST OF BEDDING MATERIAL SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER. THE BEDDING MATERIALS SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY.
5. THE FRAME AND GRATE OR CLOSED LID TYPE SHALL BE AS SPECIFIED ON THE UTILITY PLAN. THE MANHOLE LIDS SHALL BE A MACHINE SURFACED, NON-ROCKING DESIGN. ALL CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE-DRAINS TO WATERWAYS" MESSAGE. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" AND THE MUNICIPALITY NAME EMBOSSED ON THE LID. THE JOINT BETWEEN THE CONCRETE SECTION AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.
6. ALL STORM SEWERS SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.
7. AFTER THE STORM SEWER STRUCTURE HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION NORMALLY ENTERING THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

SANITARY SEWER NOTES:

1. UNLESS OTHERWISE NOTED ON THE PLANS, ALL SANITARY SEWER SHALL BE RING-TITE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE. ALL PIPE SHALL CONFORM TO ASTM D-03034 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D-3212. THE STANDARD DIMENSION RATIO (SDR) FOR SANITARY PIPE SHALL BE 26. WHERE SPECIFIED, PVC SDR 21 SANITARY SEWER SHALL BE RING-TITE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE, CONFORMING TO ASTM D--2241 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D3139. THE PVC DR18 SANITARY SEWER SHALL CONFORM TO AWWA C900/C905, WITH RUBBER GASKET JOINTS CONFORMING TO AWWA C900/C905.
2. WHERE SANITARY SEWER PIPE IS NOTED AS PVC C900, THE PIPE SHALL BE IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION (AWWA) C900 WITH WATERTIGHT, PRESSURE RATED JOINTS CONFORMING TO ASTM D3139.
3. CONNECTING SEWER PIPE OF DISSIMILAR MATERIAL IS NOT PERMITTED.
4. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE COMPLETED UNTIL AUTHORIZED BY THE MUNICIPALITY.
5. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL, CONFORMING TO ASTM D-2321, CL. I.
6. PIPE BEDDING SHALL CONSIST OF A MINIMUM OF SIX INCHES OF COMPACTED CRUSHED GRAVEL, IDOT GRADATION CA-7, FOR ALL SANITARY SEWERS. SANITARY SEWER PIPE SHALL HAVE TAMPED CRUSHED GRAVEL, IDOT GRADATION CA-7, COVER ABOVE THE TOP OF PIPE, TO A MINIMUM OF 12 INCHES. THE BEDDING AND TRENCH BACKFILL MATERIAL SHALL CONFORM TO IDOT GRADATION CA-7 AND INSTALLED PER ASTM D-2321 CLASS I.
7. WATER MAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS.
8. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE.
9. SANITARY SEWER MANHOLES SHALL BE FOUR FOOT INNER DIAMETER, PRECAST REINFORCED CONCRETE RINGS OR MONOLITHIC CONCRETE, CONFORMING TO ASTM C 478. MANHOLES SHALL HAVE PRECAST FILLETS. THE STRUCTURE SHALL HAVE AN ECCENTRIC CONE INSTALLED, LINING UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE NEENAH R-1981-I, NEOPRENE/FIBERGLASS COATED, AT 16 INCHES ON-CENTER.
10. ALL SANITARY SEWER MANHOLE LIDS SHALL BE NEENAH R-1550-A OR EAST JORDAN 1050/AP PROVED EQUAL. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH "O" RING GASKET. THE LIDS SHALL HAVE THE WORD "SANITARY" AND THE MUNICIPALITY NAME EMBOSSED ON THE LID.
11. ALL MANHOLE JOINTS SHALL BE SEALED WITH "O" RING JOINTS. ADDITIONALLY, MANHOLES SHALL HAVE AN INTERNAL OR EXTERNAL SEALING SYSTEMS SUCH AS CANUSA WRAPIDSEAL, CRETEX CHIMNEY SEAL OR ADAPTER, INC. NO MORE THAN EIGHT INCHES OF PRECAST CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. FRAMES SHALL BE SET ON BITUMINOUS MASTIC. MANHOLE SECTIONS SHALL HAVE GASKETED COUPLINGS, "A-LOK" OR APPROVED EQUAL.

PRIVATE SANITARY SEWER NOTE:

THE SHARED SECTION OF SANITARY SEWER SHALL BE CONSIDERED A PRIVATE SANITARY SEWER AND SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL INSPECTION, CLEANING, REPAIR, REPLACEMENT, AND MAINTENANCE OF THE PRIVATE SANITARY SEWER. THE CITY/VILLAGE SHALL HAVE NO RESPONSIBILITY FOR THE OWNERSHIP, OPERATION, OR MAINTENANCE OF THIS PRIVATE SANITARY SEWER.

WATER SERVICES NOTE:

1. VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN THE BOTTOM OF WATER AND TOP OF SEWER.
2. WATER SERVICES SHALL BE SLEEVED (10' ON EACH SIDE) WITH 4" PVC SCHEDULE 40 OR 4" PVC C900 PIPE WHERE CROSSING UNDER PROPOSED SANITARY SEWER (IF NECESSARY).
3. PROTECTION OF WATER SERVICES SHALL BE PER SECTION 653.119 OF THE ADMINISTRATIVE CODE.

IF DISCREPANCIES ARE DISCOVERED BETWEEN ACTUAL FIELD CONDITIONS AND THE SURVEY DATA OR ENGINEERING INFORMATION SHOWN ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH ANY AFFECTED WORK.

EXISTING WATER MAIN DEPTHS AND SEWER INVERT ELEVATIONS ARE BASED ON LIMITED AVAILABLE INFORMATION AND SHALL BE FIELD-VERIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION UNTIL SUCH VERIFICATION HAS BEEN COMPLETED AND ANY CONFLICTS HAVE BEEN REVIEWED AND RESOLVED BY THE ENGINEER.

SANITARY STRUCTURE

1	**48" DIA. SANITARY MANHOLE TYPE A** **RIM: 627.00** 6" PVC SDR26 (S) INV: 619.18 6" PVC SDR26 (N) INV: 620.72 6" PVC SDR26 (N) INV: 620.72 6" PVC SDR26 (E) INV: 619.45 6" PVC SDR26 (W) INV: 619.30

SANITARY SEWERS

SAN-1	6" PVC (SDR 26) - 45 LF @ 1.00 % SLOPE
SAN-2	6" PVC (SDR 26) - 48 LF @ 3.00 % SLOPE
SAN-3	6" PVC (SDR 26) - 17 LF @ 5.00 % SLOPE
SAN-4	6" PVC (SDR 26) - 48 LF @ 1.00 % SLOPE
SAN-5	6" PVC (SDR 26) - 17 LF @ 5.00 % SLOPE
SAN-6	6" PVC (SDR 26) - 21 LF @ 3.70 % SLOPE
SAN-7	6" PVC (SDR 26) - 21 LF @ 3.70 % SLOPE

STORM SEWERS

STM-1	6" PVC (SDR 26) - 42 LF @ 15.00 % SLOPE
STM-2	6" PVC (SDR 26) - 42 LF @ 15.00 % SLOPE
STM-3	6" PVC (SDR 26) - 7 LF @ 78.00 % SLOPE
STM-4	6" PVC (SDR 26) - 16 LF @ 36.00 % SLOPE
STM-5	6" PVC (SDR 26) - 16 LF @ 36.00 % SLOPE
STM-6	6" PVC (SDR 26) - 16 LF @ 1.50 % SLOPE
STM-7	6" PVC (SDR 26) - 95 LF @ 17.10 % SLOPE

NO.	DATE	DESCRIPTION
3	12/2/25	VILLAGE/FIRE DEPT. COMMENTS 1
4	5/1/26	MWRD COMMENTS 1
5	6/1/26	MWRD COMMENTS 2
6	7/10/26	MWRD COMMENTS 3
7	9/3/26	BUILDING LOCATION REVISION (CLIENT REQ.)
8	10/28/26	MWRD PERMIT REVISION

ORIGINAL ISSUE DATE: 07-01-2024

KRUENG

LICENSE NO.: 184-009297-0002

EXPIRES: 11/30/2027

PROPOSED UTILITY PLAN

651, 653, 655 AND 657 E. ILLINOIS STREET, LEMONT, IL

JOB NO:	24-01
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 20'

4

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PROPOSED GRADING PLAN

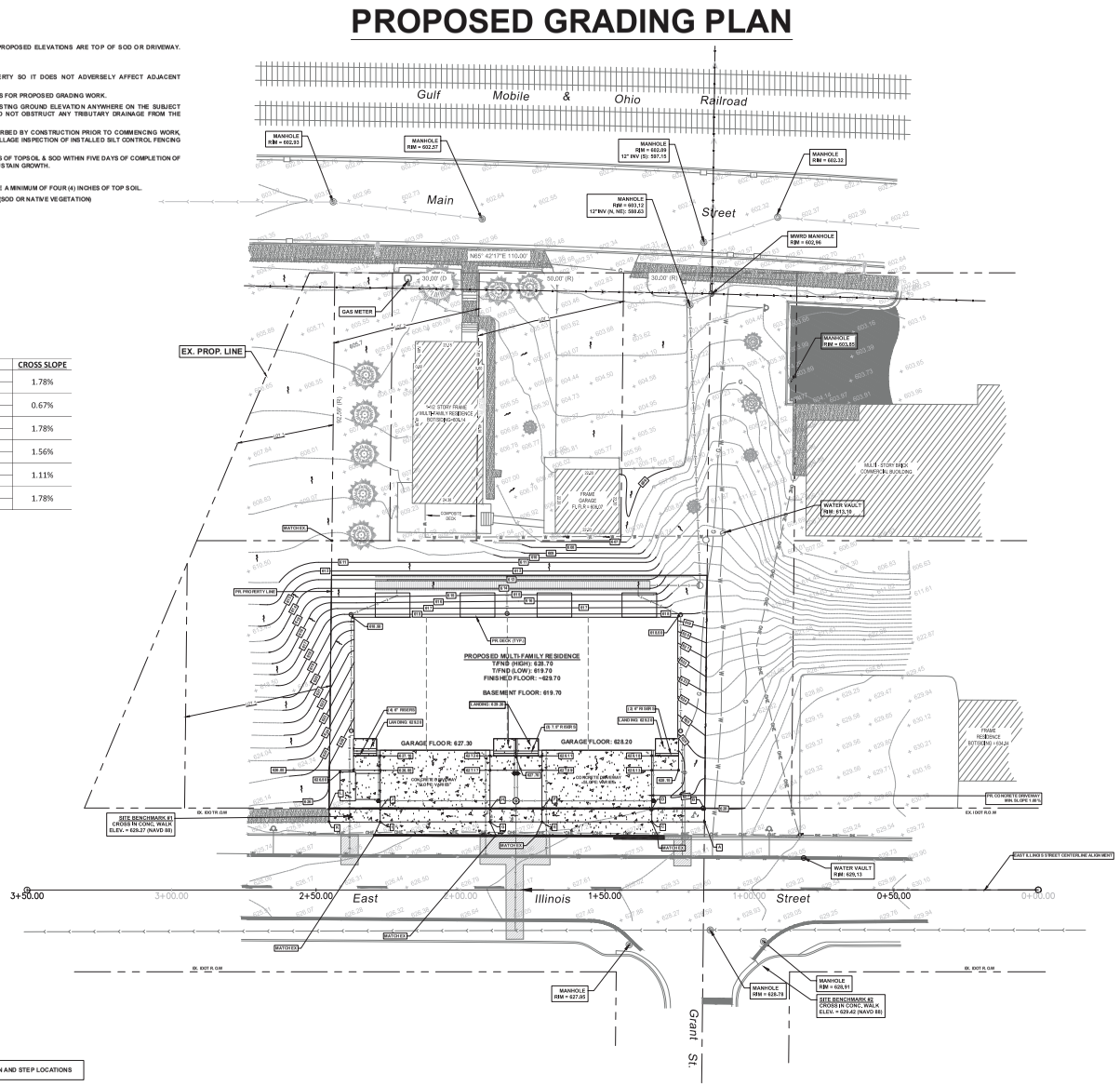
GRADING NOTES

1. CALL J.U.L.I.E. FOR UTILITY LOCATIONS BEFORE DIGGING OR TREE PLANTING.
2. PROPOSED GROUND ELEVATION AT FOUNDATIONS AS NOTED ON PLANS. PROPOSED ELEVATIONS ARE TOP OF SOD OR DRIVEWAY. FINISHED DIRT GRADE IN LAWN AREAS SHALL BE 2" BELOW TOP OF SOD.
3. NO WOOD CHIPS OR MULCH IN SIDEYARD DRAINAGE SWALE AREAS.
4. ALL STORM DRAINAGE SHALL BE CONVEYED TOWARD REAR OF PROPERTY SO IT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
5. CONTRACTOR MUST CONTACT THE CITY / VILLAGE TO SCHEDULE INSPECTIONS FOR PROPOSED GRADING WORK.
6. EXCEPT AS NOTED ON THE PLAN, THERE IS TO BE NO ALTERATION OF EXISTING GROUND ELEVATION ANYWHERE ON THE SUBJECT PROPERTY IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
7. INSTALL SILT CONTROL FENCING AROUND ALL AREAS THAT WILL BE DISTURBED BY CONSTRUCTION PRIOR TO COMMENCING WORK. REFER TO THE DETAIL SHEET FOR SILT CONTROL FENCING INSTALLATION. VILLAGE INSPECTION OF INSTALLED SILT CONTROL FENCING WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
8. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH SIX-INCHES OF TOPSOIL & SOD WITHIN FIVE DAYS OF COMPLETION OF PERTINENT WORK, WEATHER PERMITTING. ALL SOD MUST BE WATERED TO SUSTAIN GROWTH.
9. GRADE SHALL BE MATCHED AT ALL NEIGHBORING PROPERTY LINES.
10. AREAS TO BE GRADED AND PREPARED FOR SEEDING OR SOD SHALL INDICATE A MINIMUM OF FOUR (4) INCHES OF TOP SOIL.
11. DRAINAGE SWALES SHALL BE CONSTRUCTED OF ESTABLISHED VEGETATION (SOD OR NATIVE VEGETATION)

SIDEWALK DETAILS

	STATION	OFFSET	ELEVATION	CROSS SLOPE
A	1+15.70	23.43' RT	628.28	1.78%
B	1+15.70	27.93' RT	628.20	
C	1+34.57	23.43' RT	627.97	0.67%
D	1+34.57	27.93' RT	628.00	
E	1+72.44	23.43' RT	627.20	1.78%
F	1+72.44	27.93' RT	627.28	
G	1+90.55	23.43' RT	626.85	1.56%
H	1+90.55	27.93' RT	626.92	
I	2+28.50	23.43' RT	626.10	1.11%
J	2+28.50	27.93' RT	626.05	
K	2+45.65	23.43' RT	626.22	1.78%
L	2+45.65	27.93' RT	626.30	

REFER TO THE ARCHITECTURAL DRAWINGS FOR DETAILED FOUNDATION DIMENSION AND STEP LOCATIONS



0 40 80 Feet

ORIGINAL ISSUE DATE: 07-01-2024		
NO.	DATE	DESCRIPTION
3	12/2/25	VILLAGE COMMENTS 1
4	12/10/25	MWRD COMMENTS 1
5	6/11/26	MWRD COMMENTS 2
6	7/10/26	MWRD COMMENTS 3
7	9/3/26	BUILDING LOCATION REVISION (CLIENT REQ.)
8	10/28/26	MWRD PERMIT REVISION

KRUENG

EXPIRES: 11/30/2027

PROPOSED GRADING PLAN

651, 653, 655 AND 657 E. ILLINOIS STREET, LEMONT, IL

JOB NO:	24-01
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 20'

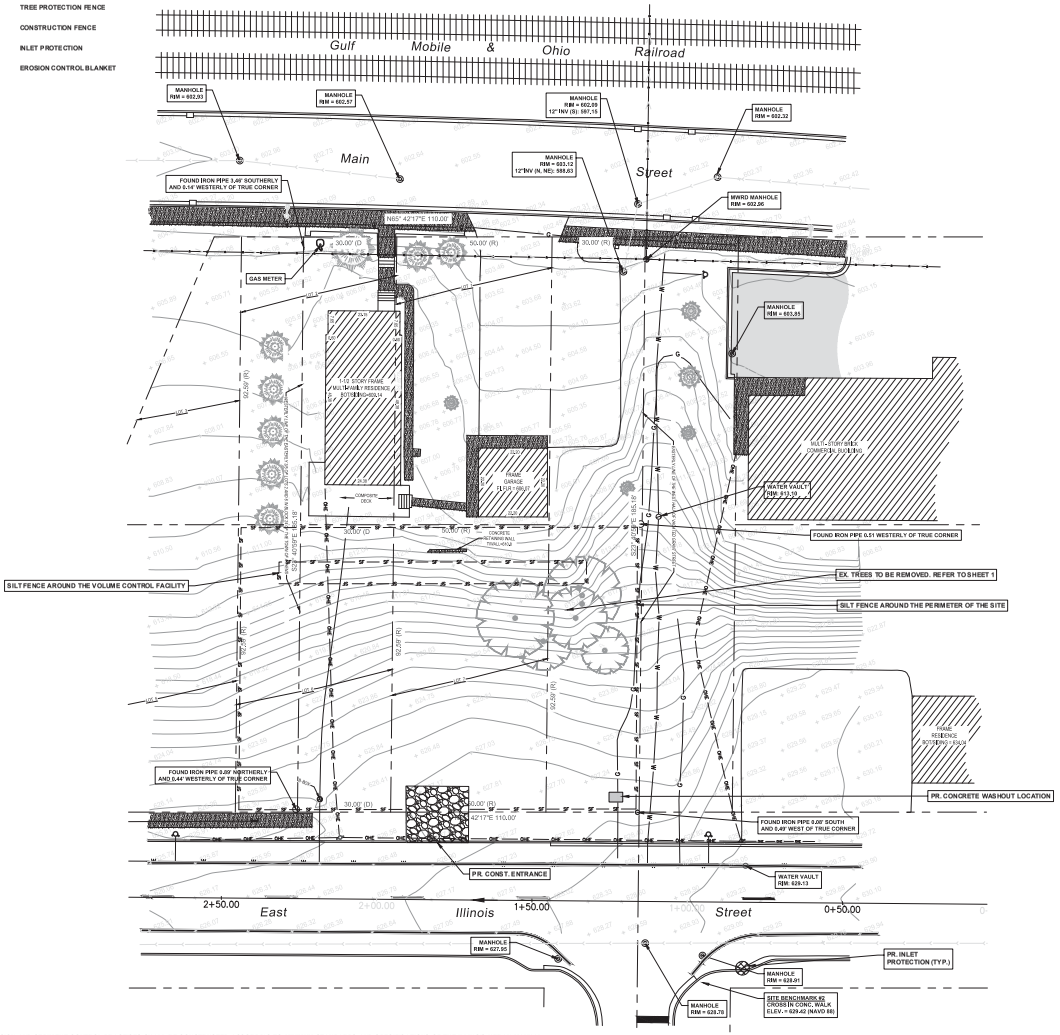
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EROSION CONTROL PLAN

SESC LEGEND

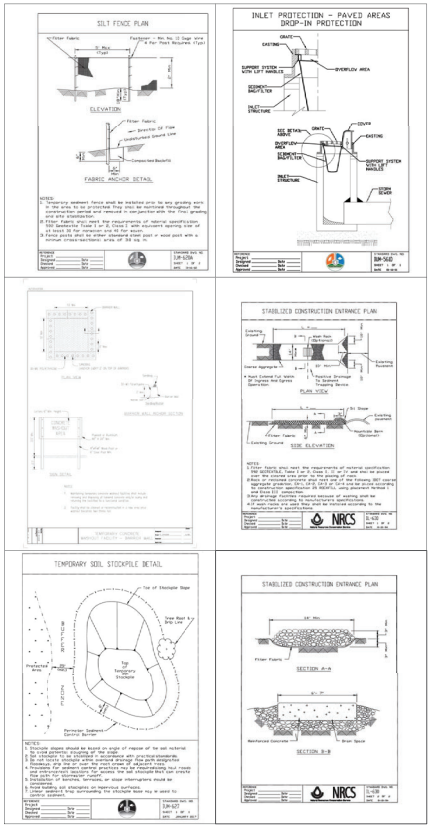
- SILT FENCE
- TREE PROTECTION FENCE
- CONSTRUCTION FENCE
- INLET PROTECTION
- EROSION CONTROL BLANKET



NOTES

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE ILLINOIS URBAN MANUAL, LATEST EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION AND THE VILLAGE OF LEMONT.
2. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF THE YEAR, SITE CONDITIONS AND USE OF TEMPORARY OR PERMANENT MEASURES.
3. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED BEFORE ANY WORK BEGINS ON SITE.
4. THE GENERAL CONTRACTOR SHALL INSPECT THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES EVERY 7 DAYS AND AFTER 0.5" OR MORE RAINFALL.
5. ALL STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
6. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
7. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR.
8. ALL CONSTRUCTION TRAFFIC SHALL ENTER THE SITE ONLY AT PROPOSED CONSTRUCTION ENTRANCE(S) AS SHOWN ON PLANS.
9. ALL DIRT, MUD, OR DEBRIS THAT REACHES THE PUBLIC ROADS SHALL BE IMMEDIATELY CLEANED BY THE CONTRACTOR.
10. STOCKPILES SHALL NOT BE LOCATED IN A FLOOD PRONE AREA OR A DESIGNATED BUFFER PROTECTING WATERS OF THE UNITED STATES.
11. IF A TOPSOIL STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS, IT MUST BE ENCLOSED BY SILT FENCE.
12. ALL TREES THAT ARE NOT TO BE REMOVED SHALL BE PROTECTED AS NEEDED. SEE TREE PROTECTION DETAIL.
13. A CONCRETE WASHOUT AREA SHALL BE PROVIDED ON-SITE. CONCRETE CANNOT BE WASHED OUT INTO THE PUBLIC RIGHT-OF-WAY OR SEWER SYSTEM.
14. SUBMERSIBLE PUMPS USED DURING CONSTRUCTION MUST DISCHARGE ONTO A STABILIZED SURFACE AND HAVE AN APPROVED SEDIMENT FILTER BAG CONNECTED TO THE DISCHARGE HOSE.

DETAILS



ORIGINAL ISSUE DATE: 07-01-2024		
NO.	DATE	DESCRIPTION
3	12/2/25	VILLAGE ENGINEER COMMENTS 1
4	12/10/25	MWRD COMMENTS 1
5	6/11/26	MWRD COMMENTS 2
6	7/10/26	MWRD COMMENTS 3
7	9/3/26	BUILDING LOCATION REVISION (CLIENT REQ.)
8	10/28/26	MWRD PERMIT REVISION

KRUENG

LICENSE NO.: 184-009297-0002

EXPIRES: 11/30/2027

SESC PLAN

651, 653, 655 AND 657 E. ILLINOIS STREET, LEMONT, IL

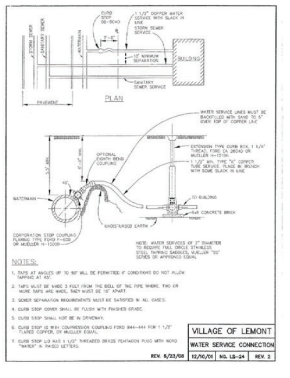
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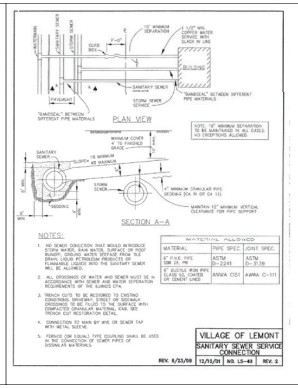
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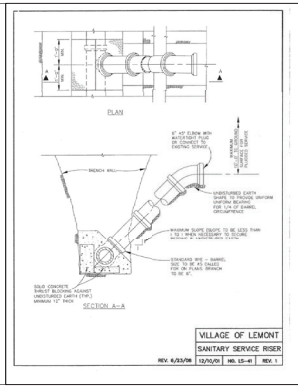
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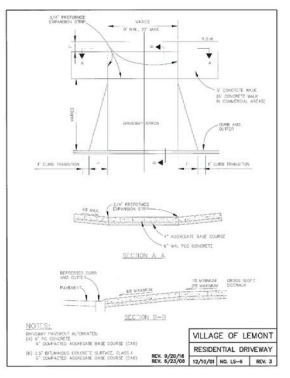
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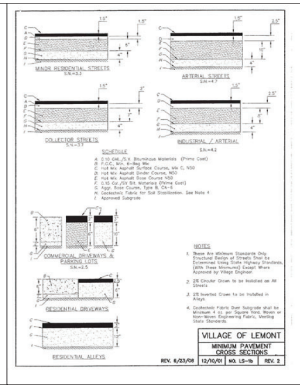
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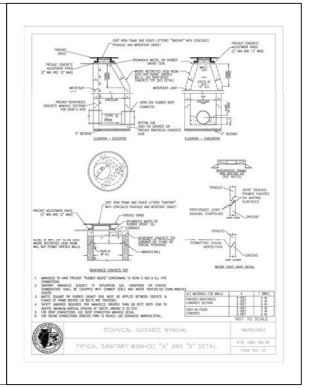


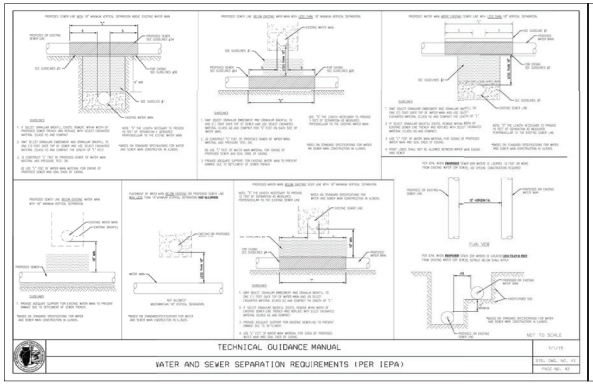


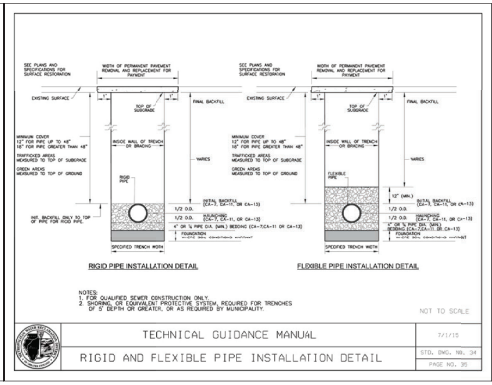


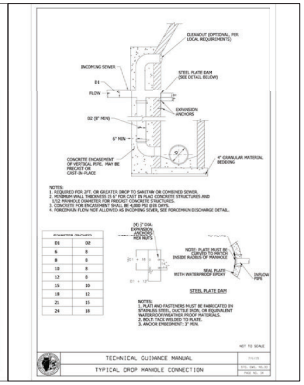


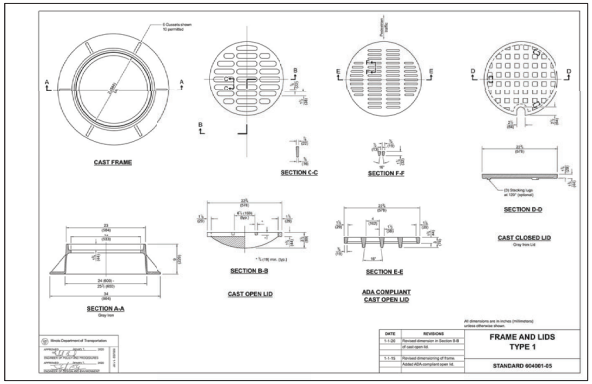












ORIGINAL ISSUE DATE: 07-01-2024

NO.	DATE	DESCRIPTION
3	12/2/25	VILLAGE COMMENTS 1
4	12/22/25	MWRD COMMENTS 1
5	1/11/26	MWRD COMMENTS 2
6	1/10/26	MWRD COMMENTS 3
7	3/3/26	BUILDING LOCATION REVISION (CLIENT REQ.)
8	10/28/26	MWRD PERMIT REVISION

KRUENG

LICENSE NO.: 184-009297-0002

EXPIRES: 11/30/2027

CONSTRUCTION DETAILS

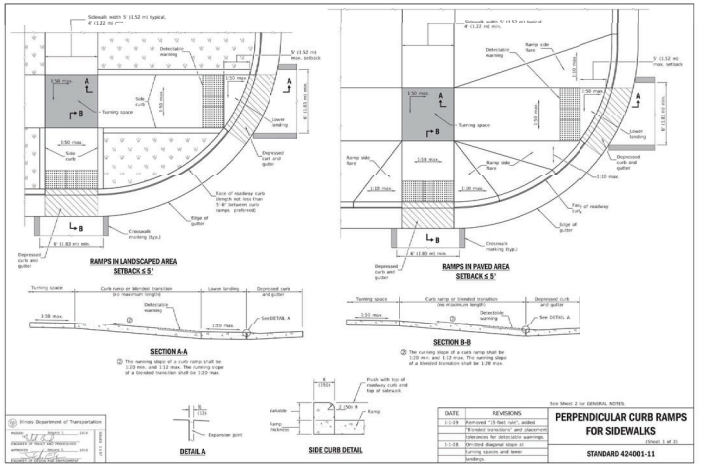
651, 653, 655 AND 657 E. ILLINOIS STREET, LEMONT, IL

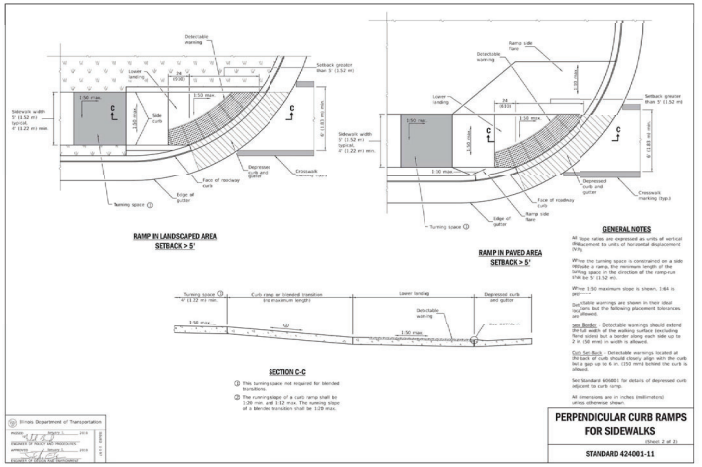
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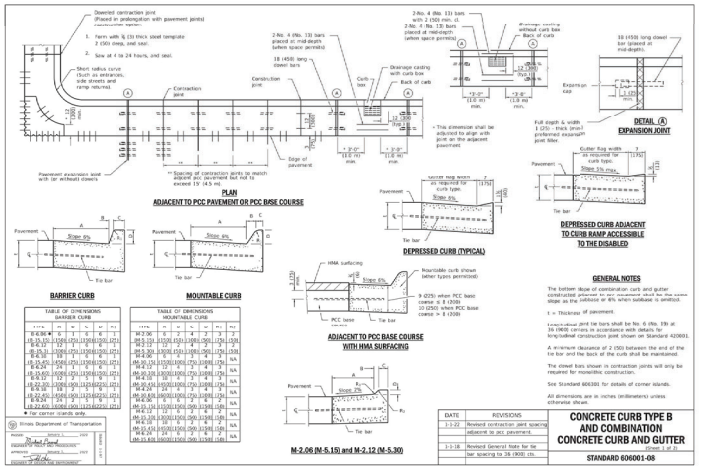
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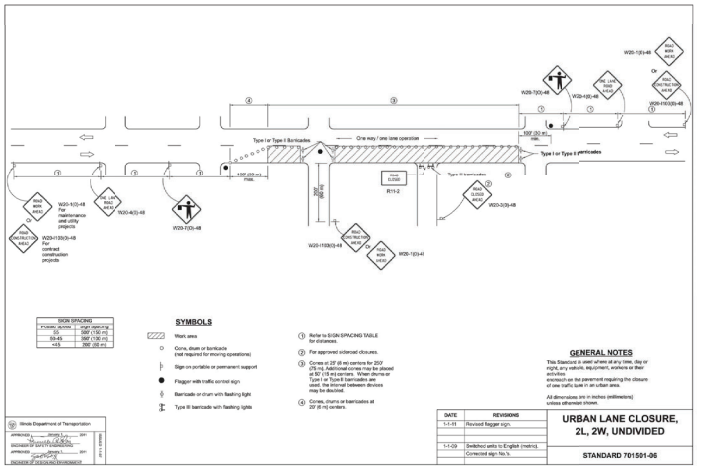
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CONSTRUCTION DETAILS









ORIGINAL ISSUE DATE: 07-01-2024		
NO.	DATE	DESCRIPTION
3	12/2/25	VILLAGE COMMENTS 1
4	1/16/26	MWRD COMMENTS 1
5	6/11/26	MWRD COMMENTS 2
6	7/10/26	MWRD COMMENTS 3
7	9/3/26	BUILDING LOCATION REVISION (CLIENT REQ.)
8	10/28/26	MWRD PERMIT REVISION

KRUENG

LICENSE NO: 184-009297-0002

EXPIRES: 11/30/2027

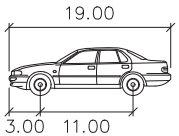
CONSTRUCTION DETAILS

651, 653, 655 AND 657 E. ILLINOIS STREET, LEMONT, IL

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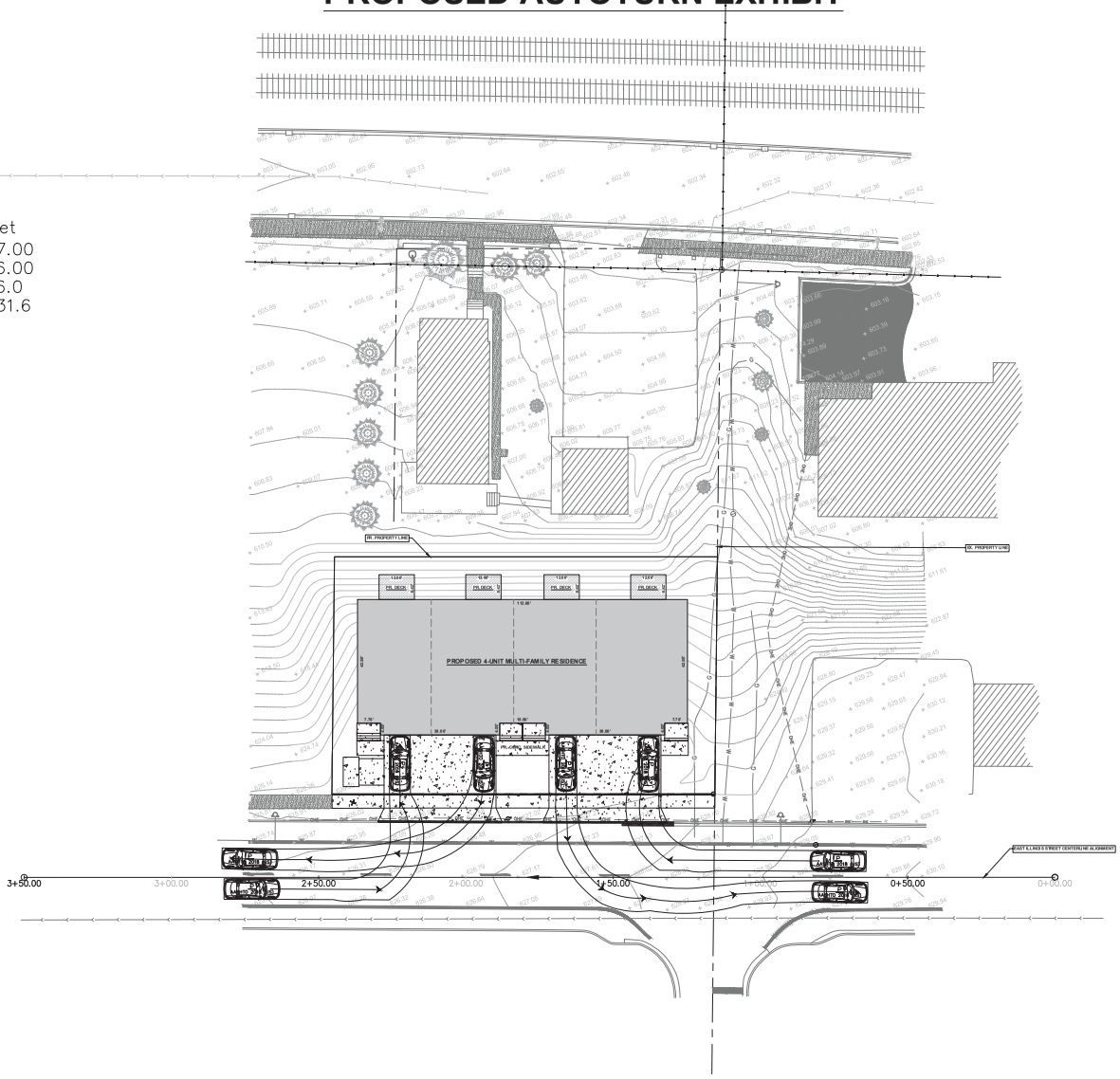
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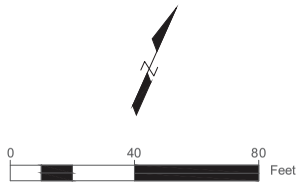
PROPOSED AUTOTURN EXHIBIT



P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6





ORIGINAL ISSUE DATE: 07-01-2024

NO.	DATE	DESCRIPTION
3	12/2/25	VILLAGE / FIRST COMMENTS 1
4	12/10/25	MWRD COMMENTS 1
5	6/11/26	MWRD COMMENTS 2
6	7/10/26	MWRD COMMENTS 3
7	9/3/26	BUILDING LOCATION REVISION (CLIENT REQ.)
8	10/28/26	MWRD PERMIT REVISION

KRUENG

LICENSE NO: 184-009297-0002

EXPIRES: 11/30/2027

AUTOTURN EXHIBIT

651, 653, 655 AND 657 E. ILLINOIS STREET, LEMONT, IL

JOB NO:	24-01
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 20'

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GENERAL NOTES & SPECIFICATIONS

GENERAL NOTES:

1. DEFINITION OF TERMS:
A. "OWNER" SHALL MEAN THE PERSON OR ENTITY WITH WHICH KRUENG DESIGN, PLLC HAS BEEN CONTRACTED WITH TO PREPARE THE PLANS AND SPECIFICATIONS
B. "ENGINEER" SHALL MEAN KRUENG DESIGN, PLLC
C. "CONTRACTOR" SHALL MEAN THE PERSON OR ENTITY RESPONSIBLE FOR PERFORMING AND CONSTRUCTING THE WORK DESCRIBED IN THE PLANS, SPECIFICATIONS AND OTHER CONSTRUCTION DOCUMENTS CLOSELY BUT NOT LIMITED TO ALL LABOR, MATERIALS, TOOLS, EQUIPMENTS, AND OTHER INCIDENTALS NECESSARY.
D. "PLANS AND SPECIFICATIONS" SHALL MEAN THE ENGINEERING DRAWINGS AND ANY SPECIFICATIONS PREPARED BY KRUENG DESIGN, PLLC, THE ENGINEER.
E. "JURISDICTIONAL AGENCY" SHALL MEAN ANY LOCAL, MUNICIPAL, COUNTY, TOWNSHIP, STATE OR FEDERAL AGENCY HAVING JURISDICTION OF SOME ASPECT OF THE PROJECT REQUIRING AN APPROVAL, PERMIT AND/OR REVIEW AND APPROVAL OR AS REQUIRED.
2. GENERAL CONSTRUCTION NOTES AND SPECIFICATIONS:
A. ALL APPLICABLE VILLAGE/CITY AND OTHER APPLICABLE JURISDICTIONAL AGENCY ORDINANCES, CODES, REGULATIONS & REQUIREMENTS, POLICIES SPECIFICATIONS, STAND ARDS, ETC.
B. ALL EARTH WORK CONSTRUCTION SHALL CONFORM TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION AND ANY SUBSEQUENT "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" AS WELL AS ANY APPLICABLE IDOT HIGHWAY STANDARDS. HEREAFTER THESE TERMS SHALL BE COLLECTIVELY BE REFERRED TO AS "THE IDOT STANDARD SPECIFICATIONS.
C. WATER MAIN, STORM SEWER, AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" LATEST EDITION.
D. ALL EROSION AND SEDIMENTATION CONTROL SHALL CONFORM TO THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) "ILLINOIS URBAN MANUAL." IUM, LATEST EDITION AND "ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENT CONTROL".
E. TRAFFIC CONTROLS, SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), LATEST EDITION, AS WELL AS THE LATEST EDITION OF THE "ILLINOIS SUPPLEMENT TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (ILLINOIS MUTCD).
F. ALL HANDICAP ACCESSIBILITY ITEMS SHALL CONFORM WITH THE ILLINOIS ACCESSIBILITY CODE (IACC), LATEST EDITION.
G. GENERAL NOTES AND SPECIFICATIONS CONTAINED HEREIN OR ELSEWHERE AS A SEPARATE DOCUMENT, IF A CONFLICT, CONTRADICTION, OR DISCREPANCY OCCURS BETWEEN ANY OF THE ABOVE SPECIFICATIONS AND/OR CODES THE MORE STRINGENT REQUIREMENT SHALL APPLY AS DETERMINED BY THE APPLICABLE JURISDICTIONAL AGENCY.

CONTRACTOR COVENANTS:

3. THE ENGINEER PREPARED AND SPECIFICATIONS SHALL BE INCLUDED AS PART OF THE CONTRACT DOCUMENTS.
A. ALL CONTRACTOR'S SHALL CAREFULLY EXAMINE THE PLANS AND SPECIFICA TIONS, AND OTHER CONTRACT DOCUMENTS PRIOR AND FOR THE WORK, THEY SHALL VISIT THE SITE OF THE WORK AND FAMILIARIZE THEMSELVES WITH THE CONDITIONS AFFECTING THE WORK AND NOTIFY THE ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE SUSPECTED DISCREPANCIES HAVE BEEN RESOLVED. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR WORK PERFORMED IN CONNECTION WITH OBSTRUCTIONS OR DIFFICULTIES ENCOUNTERED FOR SUCH WORK BUT SHALL BE ALLOWED EXTRA COMPENSATION FOR SUCH WORK AS MAY BE ORDERED BY THE ENGINEER AS PROVIDED IN SUBSECTION 109.04 OF THE STANDARD SPECIFICATIONS.
B. ANY DISCREPANCIES, OMISSIONS, SLIGHTS OR AMBIGUITIES IN THE PLANS OR SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ENGINEER WHO WILL SEND WRITTEN INSTRUCTIONS TO BOTH PARTIES. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE PLANS OR SPECIFICATIONS AND THE ENGINEER SHALL BE ENTITLED TO MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR THE FULFILLMENT OF THE INTENT OF THE PLANS AND SPECIFICATIONS. IN THE EVENT THAT THE CONTRACTOR SHALL PROCEED WITH WORK IN DOUBTFUL QUESTIONABLE AREAS AT HIS OWN RISK AND ANY COSTS OR EXPENSES TO REMEDY DEFECTIVE WORK CAUSED BY SUCH ACTION SHALL BE BORNE BY THE CONTRACTOR. IT IS MUTUALLY AGREED THAT NO WORK SHALL BE DONE WITHOUT SUITABLE PLANS OR WITHOUT LINE AND GRADE GIVEN BY THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. ANY WORK DONE WITHOUT SUCH LINES AND GRADES SHALL BE DONE AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL FURNISH SUCH LABOR AND MATERIALS AS MAY BE REQUIRED FOR LAYING OUT ANY WORK FROM BENCH MARKS AND STAKES ESTABLISHED BY THE ENGINEER AND SHALL BE RESPONSIBLE FOR THE PROPER PRESERVATION OF ALL BENCH MARKS, STAKES AND OTHER MARKS ESTABLISHED FOR THE GUIDANCE OF THE WORK. IF ANY BENCH MARKS OR STAKES ARE DESTROYED OR DISTURBED BEFORE THEIR USE IS NO LONGER REQUIRED, THE CONTRACTOR SHALL BE CHARGED WITH THE EXPENSE OF REPLACING THEM AND MAY BE HELD RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR LOSS.
C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES THAT MAY OCCUR AS A RESULT OF HIS FAILURE OR NEGLECT TO TAKE NECESSARY PRECAUTIONS. THE CONTRACTOR SHALL CONTINUALLY MAINTAIN ADEQUATE PROTECTION OF ALL WORK FROM DAMAGE AND SHALL PROTECT THE PROPERTY OF THE OWNER AND OTHERS FROM DAMAGE, LOSS OR INJURY RESULTING IN ANY WAY FROM THE EXECUTION OF THE WORK. IN CASE OF SUCH DAMAGE, LOSS OR INJURY, FOR WHICH THE CONTRACTOR IS LIABLE, INCLUDING CLAIMS PROVED AND ESTABLISHED AGAINST THE OWNER OR ENGINEER ARISING FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMEDY AND MAKE GOOD SUCH DAMAGE, LOSS OR INJURY TO THE SATISFACTION OF THE OWNER AND ENGINEER.
D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS DELIVERED AND WORK PERFORMED UNTIL COMPLETION AND FINAL ACCEPTANCE OF THE ENTIRE WORK, EXCEPT FOR LOSS OR DAMAGE DIRECTLY CAUSED BY THE OWNER OR ENGINEER, OR THEIR AGENTS, OR OTHERWISE PROVIDED FOR IN THE CONTRACT DOCUMENTS.
E. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION OF THE PUBLIC AND THE WORK AND ADJACENT PROPERTY AS REQUIRED BY LAW, CODES AND REGULATIONS. THE CONTRACTOR SHALL POST WARNING SIGNS AND BARRICADES AS REQUIRED OR DIRECTED BY THE ENGINEER OR THE APPROPRIATE PUBLIC AUTHORITY. THE CONTRACTOR SHALL ENFORCE ALL INSTRUCTIONS, SAFETY PROGRAMS AND REQUIREMENTS WHICH THE ENGINEER OR ANY PUBLIC AUTHORITY MAY ISSUE OR PRESCRIBE FOR THE PROTECTION AND SAFETY OF THE WORK AND OF PERSONS AND PROPERTY IN OR ABOUT THE VICINITY OF THE WORK.
F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PERSONS OR PROPERTY THAT OCCUR AS A RESULT OF HIS FAILURE TO TAKE NECESSARY SAFETY PRECAUTIONS. THE CONTRACTOR SHALL SET UP AND MAINTAIN ALL NECESSARY SAFETY PRECAUTIONS, INCLUDING BARRICADES, SIGNS, LIGHTS, FLAGGERS, AND OTHER DEVICES AS REQUIRED BY THE ENGINEER, OR BY LAWS, ORDINANCES, STANDARDS, RULES AND REGULATIONS OF ANY PUBLIC AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL ALSO PROVIDE AND MAINTAIN ADEQUATE PRIVATE PROPERTY PROTECTION AS REQUIRED BY LAW OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PROTECT THESE MATERIAL RESOURCES THAT ARE TO REMAIN WHETHER OR NOT SHOWN ON THE PLANS OR MENTIONED IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOT DAMAGE OR DESTROY TREES, SHRUBS, LANDMARKS OR OBSERVATION MONUMENTS BEYOND THE LIMITS OF THE PERMANENT EASEMENTS OR PERMITTED CLEARING LIMITS. THE CONTRACTOR SHALL AVOID DAMAGE TO ADJACENT PROPERTY, STREET AND UTILITIES AND SHALL REPAIR OR REPLACE ALL DAMAGE TO THESE FACILITIES AS DIRECTED BY THE ENGINEER.
G. THE CONTRACTOR SHALL CONFINE HIS APPARATUS, THE STORAGE OF MATERIALS AND THE OPERATIONS OF HIS WORKERS TO LIMITS INDICATED BY LAW, ORDINANCES, PERMITS OR DIRECTIONS OF THE ENGINEER AND SHALL NOT UNREASONABLY ENCUMBER THE PREMISES WITH HIS MATERIALS.
H. THE CONTRACTOR SHALL MAINTAIN ALL ROADS, DRIVEWAYS, WALKS, CURBS, GUTTERS, DITCHES, TILES, WATERWAYS, DRAINAGE STRUCTURES, FENCES AND OTHER FACILITIES FREE FROM ACCUMULATIONS OF WASTE MATERIAL OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK. AT THE COMPLETION OF THE WORK HE SHALL REMOVE ALL SURPLUS AND DISCARDED MATERIALS, RUBBISH AND TEMPORARY STRUCTURES AND RESTORE IN A WORKMANLIKE MANNER ANY PROPERTY INJURED OR DISTURBED BY HIM IN CONNECTION WITH THE WORK.
I. BEFORE DOING ANY WORK WHICH MAY WILL DAMAGE, DISTURB OR LEAVE UNSUPPORTED, OR UNPROTECTED ANY UTILITY LINES OR RELATED APPURTENANCES ENCOUNTERED, THE CONTRACTOR SHALL GIVE WRITTEN NOTIFY THE RESPECTIVE OWNER THEREOF, AT LEAST 48 HOURS, EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS, BEFORE BEGINNING MAINTAINING OR ABANDONING SERVICE OR LINES THAT WILL WITHIN THE LIMITS OF THE PROPOSED CONSTRUCTION WITHOUT COST TO THE OWNER/ENGINEER, INCLUDING THE NECESSARY TEMPORARY OR PERMANENT RELOCATION, SUPPORT OR PROTECTION OF UTILITY FACILITIES AND RELATED APPURTENANCES. ALL DAMAGE DONE TO SUCH UTILITY FACILITIES AND RELATED APPURTENANCES SHALL BE REPAIRED IF NECESSARY AND LEFT IN AS GOOD CONDITION AS EXISTED BEFORE THE COMMENCEMENT OF THE WORK. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CORRECTION OF DAMAGES MADE, THE CONTRACTOR IN CARRYING OUT THE WORK, PROCEED IN THE MANNER AS WILL AVOID UNNECESSARY INJURY TO SUCH PROPERTY. THE OWNER AND ENGINEER SHALL BE IN AWARE OF POTENTIAL CONFLICTS WITH EXISTING OR OTHER PROPOSED UTILITIES AS INDICATED ON THE PLANS OR THAT BECOME APPARENT AS THE RESULT OF FIELD LOCATIONS BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THEM OWNER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED AND ARE NOT SHOWN ON THE PLANS OR ALL UTILITY LINES AND RELATED APPURTENANCES WITHIN THE LIMITS OR LOCATIONS TO THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL LOCATE ALL UTILITIES FOR THE PURPOSE OF AVOIDING DAMAGE AND/OR INTERRUPTION OF SERVICE AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY CONFLICTS AT LEAST 48 HOURS PRIOR TO THE CONTRACTOR EXECUTES/VERIFIES A CONFLICT AGREEMENT WITH THE RESPECTIVE UTILITY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED WITHIN THE CONTRACTOR SHALL NOT COST TO OWNER, IF/LOCATE THE PROPOSED IMPROVEMENTS AND/OR UTILITY TO AVOID THE CONFLICT.
J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PROPERTY CORNERS, SURVEY MONUMENTS, TEMPORARY BENCHMARKS, CONSTRUCTION CONTROL POINTS AND/OR BENCHMARKS ON OR ADJACENT TO THE CONSTRUCTION SITE AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY OF THESE UNITS ON GENERAL WORK OF THE IR PROPOSED IMPROVEMENTS. FURTHER, AT THE DIRECTION OF THE OWNER AND UTILITY OWNERS MEETING ON THE TRACT SHALL COORDINATE THE LOCATION AND INSTALL PVC SLEEVES AS NECESSARY UNDER THE PROPOSED PAVEMENT AREAS.

DEMOLITION AND CLEARING

1. THE CONTRACTOR SHALL PERFORM ALL DEMOLITION, CLEARING, GRUBBING, AND TREE REMOVAL AND PROTECTION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS AS NOTED IN THE PLANS.
2. PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION OR CLEARING WORK THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS TO DISCONNECT THE EXISTING UTILITY SERVICES TO EACH BUILDING/PROPERTY BEING DEMOLISHED.
3. THE CONTRACTOR SHALL COORDINATE ALL DISRUPTIONS OF THE EXISTING UTILITY SERVICES WITH THE RESPECTIVE UTILITY COMPANIES AND/OR JURISDICTIONAL AGENCIES, SO AS TO ENSURE THE MINIMUM DISRUPTION OF SERVICE TO THE SURROUNDING PROPERTIES. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED PROPERTIES AT LEAST 48 HOURS PRIOR TO THE PROPOSED IMPROVEMENTS CAN BEGIN INSTALLED AND ACCEPTED FROM.
4. CLEARING SHALL CONSIST OF THE REMOVAL AND LEGAL DISPOSAL OF ALL OBSTRUCTIONS SUCH AS TREES, HEDGES, FENCES, WALLS, A COLUMNS, TRUNKS OF RUBBISH OF BUILDINGS, AND ALL OTHER OBSTRUCTIONS WITHIN THE LIMITS OF CONSTRUCTION AND ALL OTHER AREAS AS DESIGNATED ON THE PLANS. ALL TREES SHALL BE CUT DOWN AND REMOVED FROM THE STREET RIGHT-OF-WAYS OR WITHIN THE LIMITS OF CONSTRUCTION, TREES TO BE SAVED OR PROTECTED SHALL BE IDENTIFIED BY THE ENGINEER ON THE PLANS OR IN THE FIELD ALL TREES EXCEPT THOSE DESIGNATED TO BE SAVED OR PROTECTED, AS WELL AS ALL STUMPS AND HEDGES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH THE APPLICABLE CODES AND REGULATIONS. TREES DESIGNATED TO BE SAVED OR PROTECTED AS AREAS NEAR THE PLANS AND AS DIRECTED BY THE ENGINEER, SHALL BE PROTECTED FROM DAMAGE IN A CONSTRUCTION WITH THE PROCEDURES OUTLINED IN SEC 107.31 OF THE IDOT STANDARD SPECIFICATIONS.
5. ALL TREES SHOWN TO BE REMOVED ON THE PLANS INCLUDING THOSE NOT SPECIFICALLY NOTED BUT NECESSARY TO BE REMOVED TO CONSTRUCT THE PROPOSED IMPROVEMENTS SHALL BE DOUBLY SIGNED OR REMOVED AS NECESSARY AND DISPOSED OF LEGALLY OFF-SITE OR AS APPROVED BY THE OWNER.
6. ALL TREES TO BE REMOVED SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND THE STUMPS SHALL BE REMOVED AS NOTED ON THE PLANS.
7. UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL DETERMINE ALL EXISTING IN MANNER OR CONDITIONS TO BE REMOVED SHALL BE SAW CUT ALONG LINE OF THE PROPOSED REMOVAL TO PROVIDE A CLEAN VERTICAL EDGE. THE CONTRACTOR SHALL REMOVE ALL DEBRIS AND DISPOSE OF IT OFF-SITE.
8. ALL USE LOCATE OF ANY REMOVAL ITEMS SHALL CONFORM WITH THE ILLINOIS ACCESSIBILITY CODE (IACC), LATEST EDITION.
9. GENERAL NOTES AND SPECIFICATIONS CONTAINED HEREIN OR ELSEWHERE AS A SEPARATE DOCUMENT, IF A CONFLICT, CONTRADICTION, OR DISCREPANCY OCCURS BETWEEN ANY OF THE ABOVE SPECIFICATIONS AND/OR CODES THE MORE STRINGENT REQUIREMENT SHALL APPLY AS DETERMINED BY THE APPLICABLE JURISDICTIONAL AGENCY.

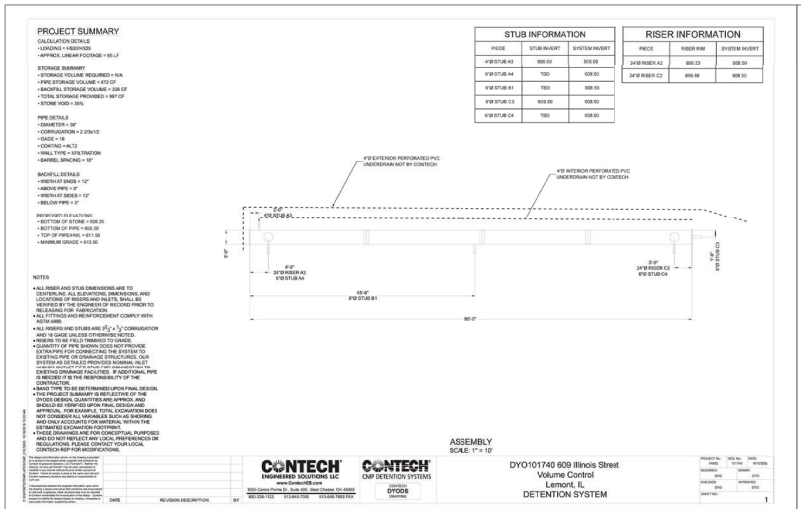
EARTHWORK AND GRADING

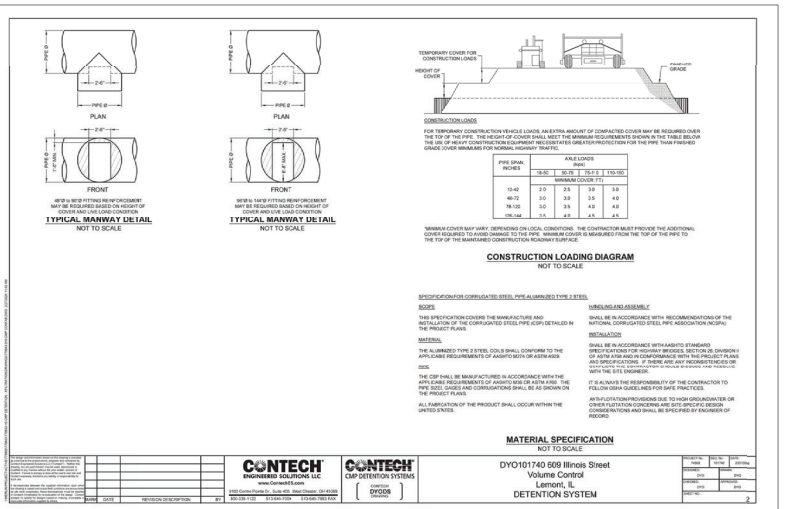
1. ALL EARTHWORK AND GRADING ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS AND AS NOTED IN THE PLANS, INCLUDED IN THE EARTHWORK AND GRADING ACTIVITIES SHALL BE THE REMOVAL AND DISPOSAL OF ALL UNSUITABLE MATERIALS AS WELL AS THE PLACEMENT AND COMPACTION OF ALL REQUIRED FILL MATERIALS TO ACHIEVE THE PROPOSED FINISHED GRADES AS SHOWN ON THE PLANS.
2. ALL EXISTING SEPTIC TANKS, GREASE TRAPS AND/OR CESSPOOLS SHALL BE DISCONNECTED AND REMOVED AS REQUIRED BY THE APPLICABLE JURISDICTIONAL AGENCY.
3. ALL EXISTING WELLS SHOWN ON THE PLANS TO BE ABANDONED OR THAT ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION SHALL BE EXPOSED AND CUT OFF BELOW THE FROST LINE AND CAPPED WITH CONCRETE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. ALL WELLS NOT SHOWN ON THE PLANS BUT ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER AS AREAS AND TO THE PLANS AND AS DIRECTED BY THE ENGINEER.
4. ALL EXISTING SEPTIC TANKS, GREASE TRAPS AND/OR CESSPOOLS SHALL BE DISCONNECTED AND REMOVED AS REQUIRED BY THE APPLICABLE JURISDICTIONAL AGENCY.
5. SHALL HAVE ALL LICENSED AND INSURED EXCAVATORS AND DISPOSERS OF LEGALLY OFF-SITE BY A LICENSED CONTRACTOR. WASTE HAULER IN ACCORDANCE WITH THE REQUIREMENTS OF THE HEALTH DEPARTMENT OR AS REQUIRED BY ANY LOCAL, COUNTY, STATE OR FEDERAL RULES AND REGULATIONS. THE STRUCTURES SHALL THEN BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED AS NECESSARY BY THE CONTRACTOR. ALL EXISTING WELLS SHALL BE ABANDONED BY THE CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND AS DIRECTED BY THE ENGINEER.
6. ANY MATERIAL, CONTAMINATED SOILS OR OTHER HAZARDOUS MATERIALS FOUND WITHIN EXISTING STRUCTURES OR OTHER ITEMS SHOWN TO BE REMOVED IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS SHALL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND AS DIRECTED BY THE ENGINEER.
7. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS, ETC. SHALL BE REMOVED AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS.
8. ALL FREE ACCESS LANES OR ROUTES LOCKED WITH IN THE EXISTING PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES AT ALL TIMES.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LEGALLY REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH IS RESULTS FROM THEIR DEMOLITION AND/OR CLEARING ACTIVITIES AND NO ADDITIONAL EXPENSE TO THE OWNER, BURNING OR INCINERATION ON THE SITE IS NOT PERMITTED.

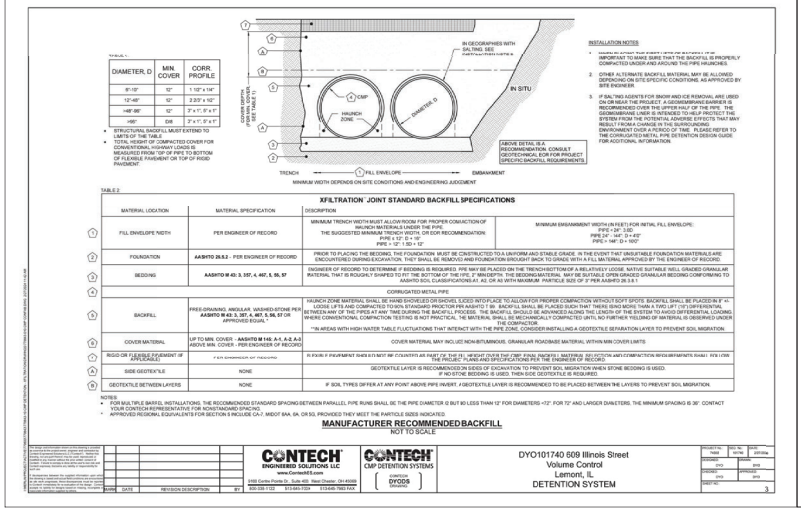
STORM SEWERS

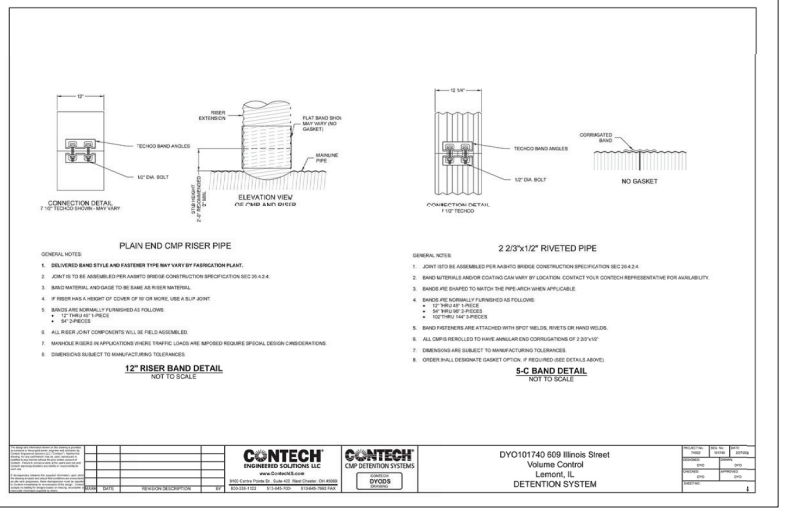
1. REFER TO SEWER AND WATER MAIN GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
2. STORM SEWER PIPE SHALL BE CONSTRUCTED FROM ONE OR MORE OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:
A. REINFORCED CONCRETE PIPE (RCP) CONFORMING TO ASTM C76 WITH A STANDARD DIMENSION RATIO (SDR) OF 26 UNLESS NOTED OTHERWISE ON THE PLANS AND WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM C443 AND ARMRA C361.
B. DUCTILE IRON PIPE (DIP), CLASS 52, CONFORMING TO ANSI A21.51 AND ARMRA C151 WITH A PUSH ON RUBBER GASKET JOINTS CONFORMING TO ANSI A21.11 AND ARMRA C111.
C. REINFORCED CONCRETE ELLIPTICAL PIPE IN ACCORDANCE WITH ASTM C507 AND AASHTO M170.
D. REINFORCED CONCRETE ARCH PIPE IN ACCORDANCE WITH ASTM C506 AND AASHTO M170.
E. REINFORCED CONCRETE ELLIPTICAL PIPE IN ACCORDANCE WITH ASTM C507 AND AASHTO M170.
3. ALL STORM SEWER PIPE SHALL BE CONSTRUCTED WITH WATERTIGHT JOINTS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND AS SPECIFIED IN THE PLANS. ALL JOINTS SHALL BE CONSTRUCTED WITH TONGUE AND GROVE JOINTS CONFORMING TO ASTM C443. IF THE STRUCTURE DIAMETER IS NOT SPECIFIED IN THE PLANS THE REQUIRED WIDTH OF ELASTOMERIC GASKET SHALL BE DETERMINED BY SIZE OF PIPES AND THEIR ORIENTATION. THE PRECAST REINFORCED CONCRETE BASE AND BOTTOM SECTIONS SHALL BE MONOLITHICALLY CAST. ALL PIPE ENTERING OR EXITING THE STRUCTURE SHALL BE CONSTRUCTED INTO THE STRUCTURE AND SHALL BE FLUSH WITH THE INSIDE WALL AND SHAPED TO PROVIDE A SMOOTH UNIFORM FLOW INVERT. WHERE FLOW LINES ARE PROVIDED AT THE TIME OF THE STRUCTURE CONSTRUCTION THE CONTRACTOR SHALL CONSTRUCT THE FLOW LINES AS PART OF THE STRUCTURE. WHERE FLOW LINES ARE NOT PROVIDED AT THE TIME OF THE STRUCTURE CONSTRUCTION THE CONTRACTOR SHALL CONSTRUCT THE FLOW LINES AFTER THE PIPES ARE INSTALLED. THE CONTRACTOR SHALL ENSURE THAT ALL FLOW LINES ARE SMOOTH AND UNIFORM AND THAT THE FLOW IS NOT IMPEDED IN ANY WAY. ALL STRUCTURES SHALL BE CONSTRUCTED WITH A CONCRETE BENCH AND SHALL BE SHAPED TO PROVIDE A SMOOTH FLOW FROM EACH PIPE. THE BENCH SHALL BE CONSTRUCTED WITH A SLOPE OF NOT LESS THAN 1 INCH PER FOOT NOR MORE THAN 2 INCHES PER FOOT. THE BENCH SHALL BE CONSTRUCTED TO THE HEIGHT OF THE CROWN OF THE LARGEST PIPE ENTERING THE STRUCTURE.
4. ALL STORM SEWER STRUCTURES SHALL BE CONSTRUCTED WITH A STANDARD DIMENSION RATIO (SDR) OF 26 UNLESS NOTED OTHERWISE ON THE PLANS AND WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM C443 AND ARMRA C361.
5. ALL STORM SEWER STRUCTURES SHALL BE CONSTRUCTED WITH A STANDARD DIMENSION RATIO (SDR) OF 26 UNLESS NOTED OTHERWISE ON THE PLANS AND WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM C443 AND ARMRA C361.
6. HIGH DENSITY POLYETHYLENE (HDPE) PIPE WITH SMOOTH INTERIOR AND CORRUGATED EXTERIOR SHALL CONFORM TO ASTM D3350 AND ASTM D3350.
7. DUCTILE IRON PIPE (DIP), CLASS 52, CONFORMING TO ANSI A21.51 AND ARMRA C151 WITH A PUSH ON RUBBER GASKET JOINTS CONFORMING TO ANSI A21.11 AND ARMRA C111.
8. THE INTERIOR OF THE PIPES AND FITTINGS SHALL BE CEMENT MORTAR LINED IN ACCORDANCE WITH ANSI A21.4 AND ARMRA C104 THE EXTERIOR OF ALL PIPES AND FITTINGS SHALL BE COATED WITH A ASPHALTIC COATING PER ANSI A21.51 AND ARMRA C151 FOR DUCTILE IRON PIPE, AND ANSI A21.10/A21.24 AND ARMRA C116/C10 FOR FITTINGS.
9. ALL SANITARY SEWER PIPE SHALL BE CONSTRUCTED WITH A STANDARD DIMENSION RATIO (SDR) OF 26 UNLESS NOTED OTHERWISE ON THE PLANS AND WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM C443 AND ARMRA C361.
10. ALL SANITARY SEWER PIPE SHALL BE CONSTRUCTED WITH A MINIMUM DIAMETER OF 8 INCHES FOR EIGHT (8) INCHES FOR EIGHT (8) INCH DIAMETER AND SMALLER VALVES, AND HAVE A MINIMUM SIDE DIAMETER OF SIXTY (60) INCHES FOR ALL OTHER VALVES.
11. ALL SANITARY SEWER PIPE SHALL BE CONSTRUCTED WITH A MINIMUM DIAMETER OF EIGHT (8) INCHES FOR EIGHT (8) INCH DIAMETER AND SMALLER VALVES, AND HAVE A MINIMUM SIDE DIAMETER OF SIXTY (60) INCHES FOR ALL OTHER VALVES.
12. ALL SANITARY SEWER PIPE SHALL BE CONSTRUCTED WITH A MINIMUM DIAMETER OF EIGHT (8) INCHES FOR EIGHT (8) INCH DIAMETER AND SMALLER VALVES, AND HAVE A MINIMUM SIDE DIAMETER OF SIXTY (60) INCHES FOR ALL OTHER VALVES.
13. SHALL BE OF SAME PIPE AND JOINT MATERIAL AS THE MAIN WATER MAIN OR AS NOTED ON THE PLANS.
14. ALL SANITARY SEWER PIPE SHALL BE CONSTRUCTED WITH A MINIMUM DIAMETER OF EIGHT (8) INCHES FOR EIGHT (8) INCH DIAMETER AND SMALLER VALVES, AND HAVE A MINIMUM SIDE DIAMETER OF SIXTY (60) INCHES FOR ALL OTHER VALVES.
15. ALL SANITARY SEWER PIPE SHALL BE CONSTRUCTED WITH A MINIMUM DIAMETER OF EIGHT (8) INCHES FOR EIGHT (8) INCH DIAMETER AND SMALLER VALVES, AND HAVE A MINIMUM SIDE DIAMETER OF SIXTY (60) INCHES FOR ALL OTHER VALVES.
16. SHALL BE OF SAME PIPE AND JOINT MATERIAL AS THE MAIN WATER MAIN OR AS NOTED ON THE PLANS.
17. ALL SANITARY SEWER PIPE SHALL BE CONSTRUCTED WITH A MINIMUM DIAMETER OF EIGHT (8) INCHES FOR EIGHT (8) INCH DIAMETER AND SMALLER VALVES, AND HAVE A MINIMUM SIDE DIAMETER OF SIXTY (60) INCHES FOR ALL OTHER VALVES.
18. ALL SANITARY SEWER PIPE SHALL BE CONSTRUCTED WITH A MINIMUM DIAMETER OF EIGHT (8) INCHES FOR EIGHT (8) INCH DIAMETER AND SMALLER VALVES, AND HAVE A MINIMUM SIDE DIAMETER OF SIXTY (60) INCHES FOR ALL OTHER VALVES.
19. SHALL BE OF SAME PIPE AND JOINT MATERIAL AS THE MAIN WATER MAIN OR AS NOTED ON THE PLANS.
20. ALL SANITARY SEWER PIPE SHALL BE CONSTRUCTED WITH A MINIMUM DIAMETER OF EIGHT (8) INCHES FOR EIGHT (8) INCH DIAMETER AND SMALLER VALVES, AND HAVE A MINIMUM SIDE DIAMETER OF SIXTY (60) INCHES FOR ALL OTHER VALVES.
21. ALL SANITARY SEWER PIPE SHALL BE CONSTRUCTED WITH A MINIMUM DIAMETER OF EIGHT (8) INCHES FOR EIGHT (8) INCH DIAMETER AND SMALLER VALVES, AND HAVE A MINIMUM SIDE DIAMETER OF SIXTY (60) INCHES FOR ALL OTHER VALVES.
22. SHALL BE OF SAME PIPE AND JOINT MATERIAL AS THE MAIN WATER MAIN OR AS NOTED ON THE PLANS.
23. ALL SANITARY SEWER PIPE SHALL BE CONSTRUCTED WITH A MINIMUM DIAMETER OF EIGHT (8) INCHES FOR EIGHT (8) INCH DIAMETER AND SMALLER VALVES, AND HAVE A MINIMUM SIDE DIAMETER OF SIXTY (60) INCHES FOR ALL OTHER VALVES.
24. ALL SANITARY SEWER PIPE SHALL BE CONSTRUCTED WITH A MINIMUM DIAMETER OF EIGHT (8) INCHES FOR EIGHT (8) INCH DIAMETER AND SMALLER VALVES, AND HAVE A MINIMUM SIDE DIAMETER OF SIXTY (60) INCHES FOR ALL OTHER VALVES.
25. SHALL BE OF SAME PIPE AND JOINT MATERIAL AS THE MAIN WATER MAIN OR AS NOTED ON THE PLANS.
26. ALL SANITARY SEWER PIPE SHALL BE CONSTRUCTED WITH A MINIMUM DIAMETER OF EIGHT (8) INCHES FOR EIGHT (8) INCH DIAMETER AND SMALLER VALVES, AND HAVE A MINIMUM SIDE DIAMETER OF SIXTY (60) INCHES FOR ALL OTHER VALVES.
27. ALL SANITARY SEWER PIPE SHALL BE CONSTRUCTED WITH A MINIMUM DIAMETER OF EIGHT (8) INCHES FOR EIGHT (8) INCH DIAMETER AND SMALLER VALVES, AND HAVE A MINIMUM SIDE DIAMETER OF SIXTY (60) INCHES FOR ALL OTHER VALVES.
28. SHALL BE OF SAME PIPE AND JOINT MATERIAL AS THE MAIN WATER MAIN OR AS NOTED ON THE PLANS.
29. ALL SANITARY SEWER PIPE SHALL BE CONSTRUCTED WITH A MINIMUM DIAMETER OF EIGHT (8) INCHES FOR EIGHT (8) INCH DIAMETER AND SMALLER VALVES, AND HAVE A MINIMUM SIDE DIAMETER OF SIXTY (60) INCHES FOR ALL OTHER VALVES.
30. ALL SANITARY SEWER PIPE SHALL BE CONSTRUCTED WITH A MINIMUM DIAMETER OF EIGHT (8) INCHES FOR EIGHT (8) INCH DIAMETER AND SMALLER VALVES, AND HAVE A MINIMUM SIDE DIAMETER OF SIXTY (60) INCHES FOR ALL OTHER VALVES.
31. SHALL BE OF SAME PIPE AND JOINT MATERIAL AS THE MAIN WATER MAIN OR AS NOTED ON THE PLANS.
32. ALL SANITARY SEWER PIPE SHALL BE CONSTRUCTED WITH A MINIMUM DIAMETER OF EIGHT (8) INCHES FOR EIGHT (8) INCH DIAMETER AND SMALLER VALVES, AND HAVE A MINIMUM SIDE DIAMETER OF SIXTY (60) INCHES FOR ALL OTHER VALVES.
33. ALL SANITARY SEWER PIPE SHALL BE CONSTRUCTED WITH A MINIMUM DIAMETER OF EIGHT (8) INCHES FOR EIGHT (8) INCH DIAMETER AND SMALLER VALVES, AND HAVE A MINIMUM SIDE DIAMETER OF SIXTY (60) INCHES FOR ALL OTHER VALVES.
34. SHALL BE OF SAME PIPE AND JOINT MATERIAL AS THE MAIN WATER MAIN OR AS NOTED ON THE PLANS.
35. ALL SANITARY SEWER PIPE SHALL BE CONSTRUCTED WITH A MINIMUM DIAMETER OF EIGHT (8) INCHES FOR EIGHT (8) INCH DIAMETER AND SM

CONTECH SYSTEM - SHOP DRAWINGS









NO.	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 07-01-2024
3	12/2/25	VILLAGE COMMENTS 1
4	12/10/25	MWRD COMMENTS 1
5	6/11/26	MWRD COMMENTS 2
6	7/10/26	MWRD COMMENTS 3
7	9/3/26	BUILDING LOCATION REVISION (CLIENT REQ.)
8	10/28/26	MWRD PERMIT REVISION

KRUENG
LICENSE NO.: 184-009297-0002



CONTECH SYSTEM

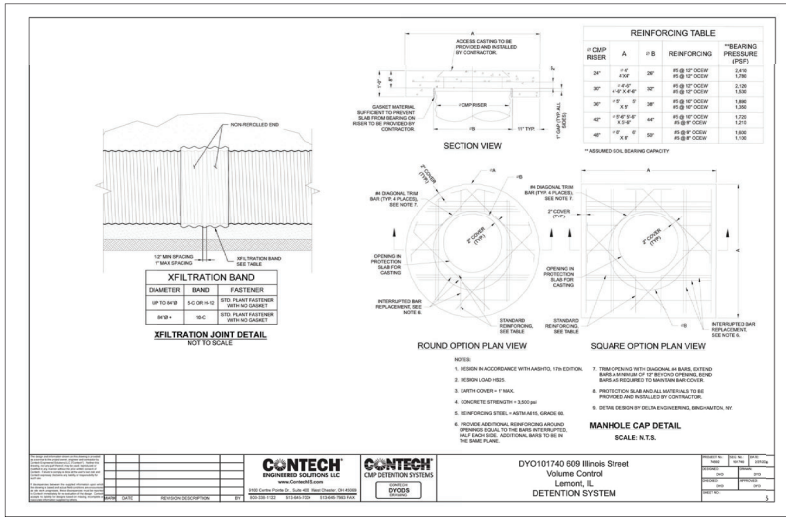
651, 653, 655 AND 657 E. ILLINOIS STREET, LEMONT, IL

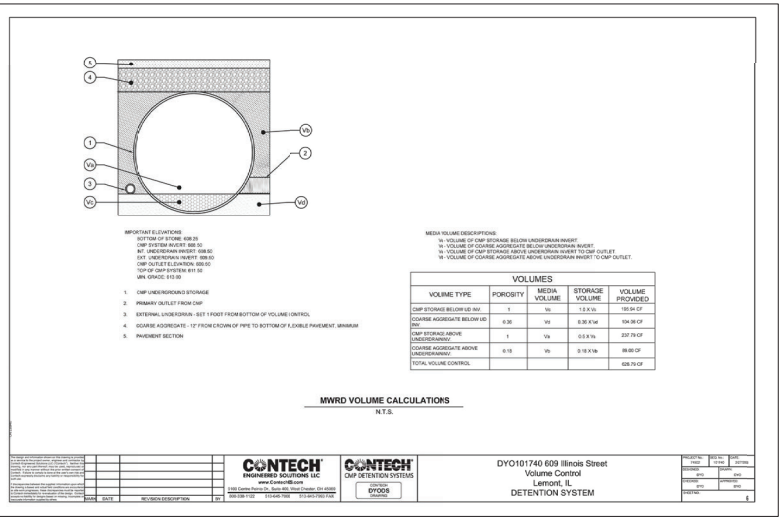
JOB NO:	24-01
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	N.T.S

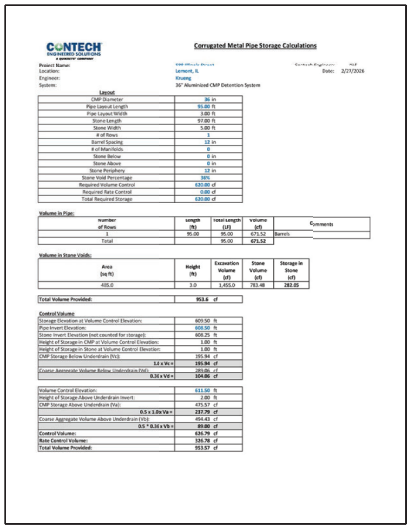
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CONTECH SYSTEM - SHOP DRAWINGS







Corrugated Metal Pipe Storage Calculations

Project Name: 609 Illinois Street — Contech Engineer: MJ
Location: Lemont, IL — Date: 2/27/2026
Engineer: Kruieng
System: 36" Aluminized CMP Detention System

Layout

CMP Diameter	36 in
Pipe Lateral Length	95.00 ft
Pipe Layout Width	3.00 ft
Stone Length	97.00 ft
Stone Width	5.00 ft
# of Rows	1
Barrel Spacing	12 in
# of Manifolds	0
Stone Below	0 in
Stone Above	0 in
Stone Porsphery	12 in
Stone Void Percentage	35%
Required Volume Control	630.00 cf
Required Rate Control	0.00 cf
Total Required Storage	630.00 cf

Volume in Pipe:

number of Rows	length (ft)	total Length (ft)	volume (cf)	Comments
1	95.00	95.00	671.52	Barrels
Total		95.00	671.52	

Volume in Stone Voids:

Area (sq ft)	Height (ft)	Excavation Volume (cf)	Stone Volume (cf)	Storage in Stone (cf)
485.0	3.0	1,455.0	783.48	282.05

Total Volume Provided:	953.6 cf

Control Volume:

Storage Elevation at Volume Control Elevation:	609.50 ft
Pipe Invert Elevation:	608.50 ft
Stone Invert Elevation (not counted for storage):	605.25 ft
Height of Storage in CMP at Volume Control Elevation:	1.00 ft
Height of Storage in Stone at Volume Control Elevation:	1.00 ft
CMP Storage Below Underdrain (Vs):	185.94 cf
1.0 x Vs =	185.94 cf
Coarse Aeereagate Volume Below Underdrain (Va):	104.39 cf
0.35 x Vs =	104.40 cf

Volume Control Elevation:	611.50 ft
Height of Storage Above Underdrain Invert:	2.90 ft
CMP Storage Above Underdrain (Va):	475.57 cf
0.5 x 1.0 x Va =	237.79 cf
Coarse Aggregate Volume Above Underdrain (Vt):	454.41 cf
0.5 * 0.35 x Vt =	89.00 cf
Control Volumes:	626.79 cf
Rate Control Volume:	326.76 cf
Total Volume Provided:	953.57 cf

ORIGINAL ISSUE DATE: 07-01-2024

NO.	DATE	DESCRIPTION
3	12/2/25	VILLAGE COMMENTS 1
4	12/10/25	MWRD COMMENTS 1
5	6/11/26	MWRD COMMENTS 2
6	7/10/26	MWRD COMMENTS 3
7	9/3/26	BUILDING LOCATION REVISION (CLIENT REQ.)
8	10/28/26	MWRD PERMIT REVISION

KRUENG

LICENSE NO.: 184-009297-0002

EXPIRES: 11/30/2027

CONTECH SYSTEM

651, 653, 655 AND 657 E. ILLINOIS STREET, LEMONT, IL

JOB NO:	24-01
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	N.T.S

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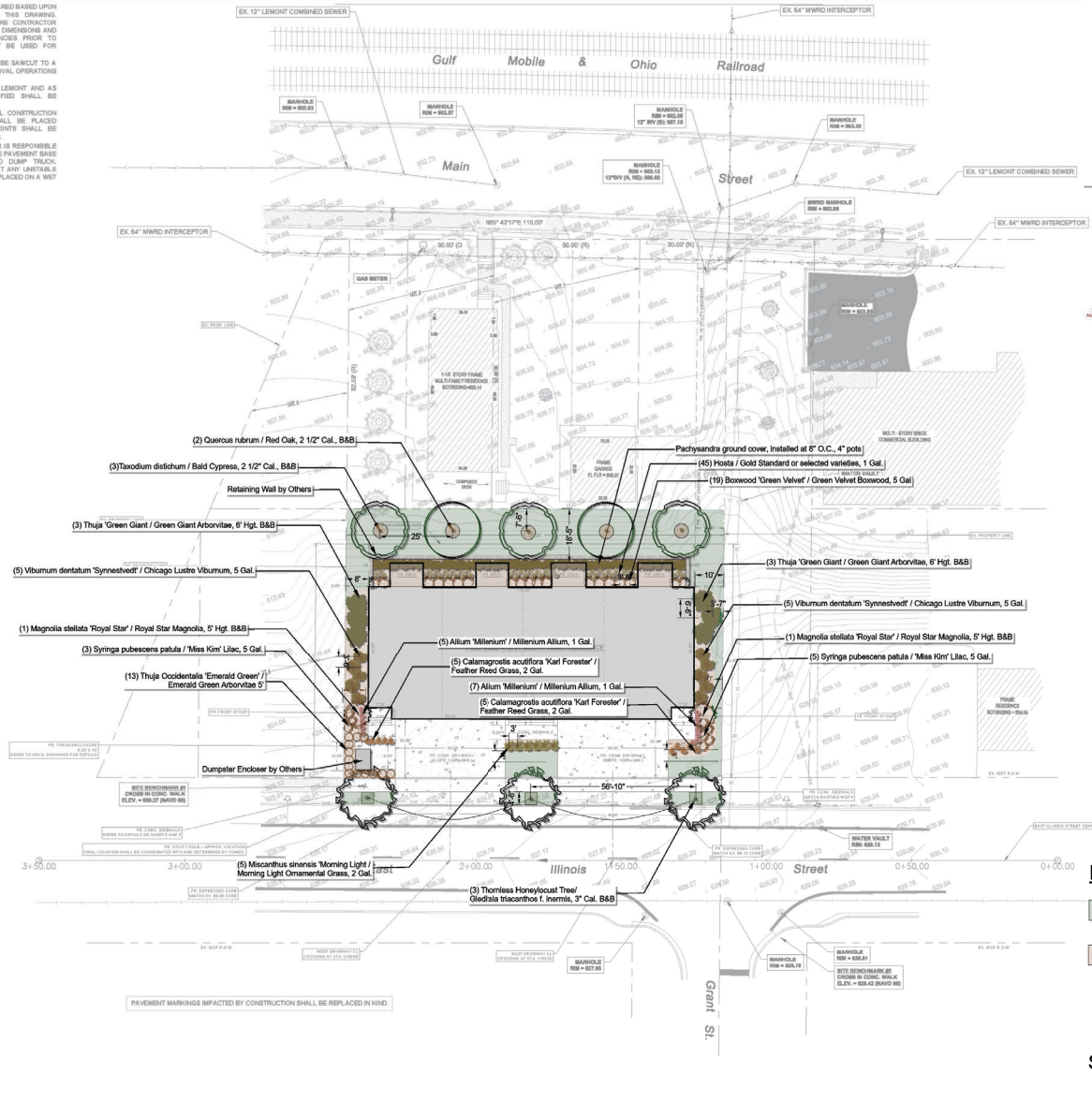
EXHIBIT C

Final Landscape Plan

Prepared by A Touch of Green
Revised October 22, 2026
Sheet LP-101

LANDSCAPE PLAN

1. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
2. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT TO A NEAT EDGE ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATIONS BEGIN.
3. PAVEMENT THICKNESS SHALL COMPLY WITH THE VILLAGE OF LEMONT AND AS DETAILED ON THE ENGINEERING PLANS. THICKNESS SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.
4. EXPANSION JOINTS SHALL BE PLACED, AS A MINIMUM, AT ALL CONSTRUCTION JOINTS IN THE CURB. TWO NO. 4 REINFORCING BARS SHALL BE PLACED CONTINUOUSLY BETWEEN EXPANSION JOINTS. EXPANSION JOINTS SHALL BE DOWELED AND SPACED NO MORE THAN SIXTY (60) FEET ON CENTER.
5. PRIOR TO PLACING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. THE PAVEMENT BASE COURSE SHALL BE PROOF-ROLLED WITH A FULLY-LOADED DUMP TRUCK. ADDITIONAL PROOF-ROLLS MAY BE NECESSARY TO VERIFY THAT ANY UNSTABLE AREAS HAVE BEEN REPAIRED. NO PAVEMENT MATERIAL IS TO BE PLACED ON A WET OR SOFT SUBGRADE.



LEGEND

= AREAS TO BE SODDED WITH KENTUCY BLUEGRASS

= AREAS TO RECEIVE 3" DEPTH OF HARDWOOD BARK MULCH

SCALE 1" = 40'-0"

N

a touch of green
Landscape Design, Installation & Garden Center

PH: (708) 301-2090

12720 W. 159TH ST.
HOMER GLEN, IL. 60491

4 - UNIT TOWNHOME

609 ILLINOIS STREET LEMONT, IL

DATE ISSUED:
APRIL 9, 2024

REVISED DATE:
REV. 1 - Nov. 4, 2025
Village Review 10-30-2025
REV. 2 - Oct. 22, 2026
Village Review 10-22-2026

LICENSED LANDSCAPE ARCHITECT
Gregory B. Stevens
157001001
STATE OF ILLINOIS

EXPIRATION DATE:
08/31/2027

GREG STEVENS, PLA
ILLINOIS REG. NO. LA157001001
(FOR THE FIRM)

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP-101

EXHIBIT D

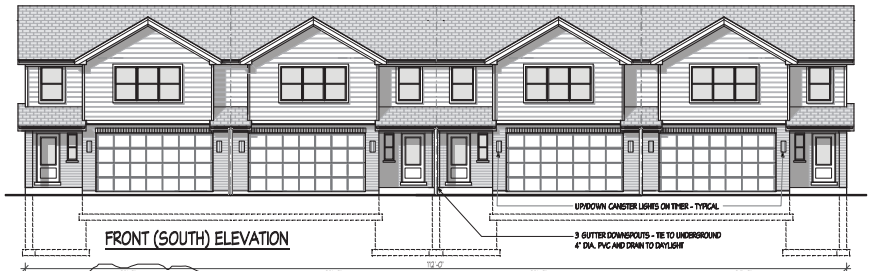
Final Architectural Plans and Building Elevations

Prepared by N. Batistich, Architects
Dated November 17, 2025

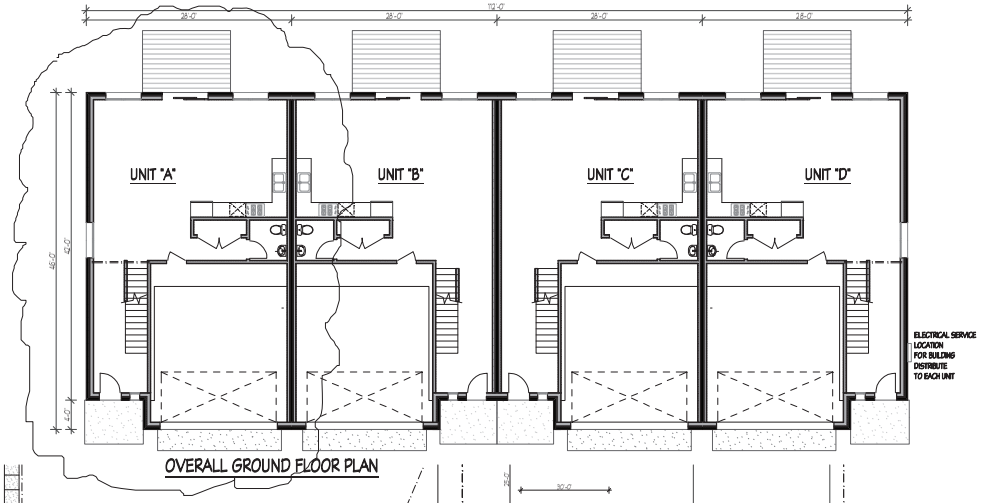
4-Unit Townhouse

608 MAIN ST., LEMONT, IL

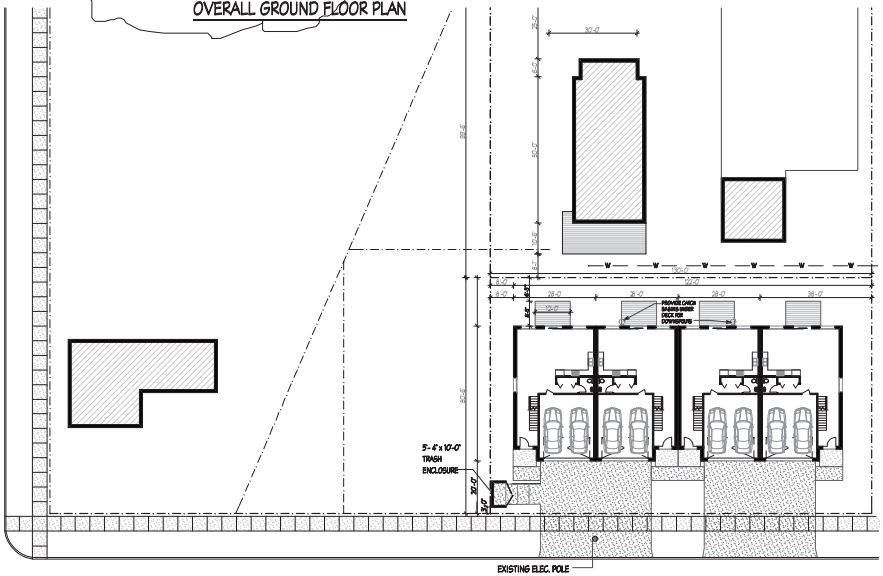
UNIT "A"



FRONT (SOUTH) ELEVATION



OVERALL GROUND FLOOR PLAN



NOTE: SITE PLAN FOR REFERENCE ONLY
REFER TO SITE DEVELOPMENT DRAWINGS AS PREPARED BY "KRUENG" KRYSTIAN USTUPSKI FOR ALL DIMENSIONS AND SITE DETAILS

VILLAGE OF LEMONT BUILDING CODES

2021 INTERNATIONAL RESIDENTIAL CODE
2020 NATIONAL ELECTRIC CODE
2021 INTERNATIONAL MECHANICAL CODE
CURRENT EDITION OF THE ILLINOIS PLUMBING CODE
2024 INTERNATIONAL ENERGY CONSERVATION CODE

GENERAL REQUIREMENTS

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES, AND ALL AUTHORITIES HAVING JURISDICTION.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH THE WORK AND NOTIFY THE ARCHITECT AT ONCE OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

ON- SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR.

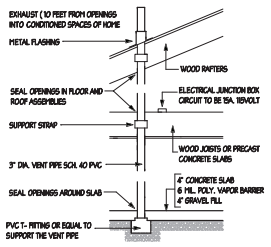
MATERIALS AND WORKMANSHIP

ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER.

EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AND SPECIFIED BY THE DRAWINGS AND SPECS.

MATERIALS AS SPECIFIED ON DRAWINGS SHALL BE USED. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE OWNER OR THE GENERAL CONTRACTOR.

EACH SUBCONTRACTOR SHALL AMEND AND MAKE GOOD AT HIS OWN COST ANY DEFECTS OR OTHER FAULTS IN HIS WORKMANSHIP AND/ OR MATERIALS.



RADON SYSTEM DETAIL
SCALE 1/2"= 1'-0"

PASSIVE RADON SYSTEM NOTES (ONE IN EACH UNIT)

ALL OPENINGS, GAPS, AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT WITH SOIL, OR GAPS AROUND PIPING, TOILETS, BATHTUBS, OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED WITH MATERIALS THAT PROVIDE AN AIR TIGHT SEAL.

THE VENT PIPE SHALL TERMINATE A MINIMUM OF 1'-0" ABOVE THE ROOF

THE PASSIVE RADON SYSTEM SHALL BE INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS

ALL EXPOSED AND VISIBLE INTERIOR RADON VENT PIPES SHALL BE PROPERLY IDENTIFIED

FIRESTOPPING NOTES

PROVIDE A FLEXIBLE FIRESTOP SEALANT THAT PROVIDES MOVEMENT CAPABILITIES IN FIRE RATED JOINTS (1 HOUR RATED SEALANT) FOR THE JOINTS IN THE 1 HOUR RATED TENANT SEPARATION WALL TESTED IN ACCORDANCE WITH UL 2079 AND ASTM 1966 ("HILTI" FLEXIBLE FIRESTOP SEALANT CP 606 OR EQUAL)

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

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

10.10.24
LICENSED ARCHITECT SIMON BATISTICH 001.013602 EXPIRES 11/30/2026
Exp 11/30/26

DO NOT SCALE DRAWINGS

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

REVISIONS	DATE: November 17, 2025
	DRAWN BY:
	SCALE:
	APPROVED BY:

PLAN No. NB 0519-25
SHEET No. C1

4-Unit Townhouse
608 MAIN ST., LEMONT, IL

FOUNDATION

CONTRACTOR SHALL LOCATE ALL EXISTING BELOW GRADE, UTILITIES, AND INTERFERENCES PRIOR TO STARTING WORK.

ALL BEARING ELEVATIONS, EXCAVATIONS AND MATERIALS SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE.

ALL EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 3'-6" BELOW THE FINISHED GRADE.

ALL BEARING STRATA MUST BE PROTECTED FROM FREEZING. THE CONTRACTOR SHALL BACKFILL OR PROVIDE PROTECTION TO PREVENT FROST PENETRATION BELOW THE CONCRETE BEARING ELEVATIONS. ANY FROZEN SOIL BENEATH THE FOUNDATION BEARING LEVEL MUST BE REMOVED.

ALL COMPACTED FILL MATERIAL SHALL BE INSPECTED AND APPROVED BY THE SOIL ENGINEER. DEPTH OF LIFTS, COMPACTION DENSITIES, MOISTURE CONTENT, ETC. SHALL BE AS SPECIFIED BY THE SOIL ENGINEER.

ALL SLAB ON GRADE AREAS SHALL BE PROOF- ROLLED. ALL SOFT SPOTS ENCOUNTERED SHALL BE REMOVED AND REPLACED TO FINISH GRADE WITH APPROVED FILL MATERIAL. INSPECTION, REVIEW, AND COMPACTED FILL REQUIREMENTS SHALL BE BY THE SOILS ENGINEER.

MAINTAIN ALL EXCAVATIONS FREE OF WATER CONTINUOUSLY

THE MAXIMUM LENGTH OF WALL POURS SHALL BE 100 FEET. THE VERTICAL ENDS OF WALLS SHALL BE BULKHEADED AND BE PROVIDED WITH KEYWAYS AND DOWELS TO ENGAGE SUCCEEDING CONCRETE POURS. AT EXPOSED WALLS, PROVIDE CONTROL JOINTS UNIFORMLY AT SPACING NOT TO EXCEED 20'-0" O.C.

REINFORCEMENT SHALL BE CONTINUOUS AROUND JOINTS AND AROUND CORNERS OR SPLICE BARS SHALL BE PROVIDED IN ACCORDANCE WITH ACI STANDARDS 315 AND 318R. CORNER BARS SHALL BE PROVIDED AT WALL CORNERS EQUAL TO THE HORIZONTAL WALL REINFORCEMENT. HEATING OF THE REINFORCEMENT BARS FOR BENDING WILL NOT BE PERMITTED.

AIR ENTRAINED CONCRETE TO BE USED FOR FOUNDATIONS

CONCRETE NOTES

ALL CONCRETE WORK IS TO BE IN COMPLIANCE WITH A.C.I. 318.02.

ALL FOOTINGS SHALL BEAR ON SOLID, UNDISTURBED SOIL OF 3,000 P.S.F. BEARING CAPACITY. NO CONCRETE SHALL BE POURED IN EXCAVATIONS CONTAINING WATER OR SOLID GROUND.

ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS, 3" MINIMUM SLUMP, WITH A MINIMUM OF 6 BAGS OF CEMENT PER CUBIC YARD OF CONCRETE, NOT MORE THAN 6 GALLONS OF WATER PER BAG OF CEMENT.

REINFORCING BAR MATERIAL SHALL CONFORM TO A.S.T.M. A 615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A 185.

REINFORCING DESIGN AND PLACEMENT SHALL BE ACCORDING TO A.C.I. 315. PROVIDE FOUNDATION WALL CORNER BAR EQUAL IN SIZE TO HORIZONTAL REINFORCING. PROVIDE CHAIRS TO SUPPORT REINFORCING. PROVIDE A MINIMUM OF 2" COVER ON ALL REINFORCING UNLESS OTHERWISE SPECIFIED.

MISCELLANEOUS CONCRETE EXTERIOR SLABS SHALL CONTAIN 6 % AIR ENTRAINMENT WITH 6 BAG MIX MINIMUM. PROVIDE EXPANSION JOINTS AT MAXIMUM INTERVALS OF 15'-0" IN EITHER DIRECTION. SAWCUT CONTROL JOINTS WITHIN 24 HOURS.

ANY STOP IN CONCRETE WORK TO BE MADE AT CENTER OF SPAN WITH BULKHEADS AND KEYWAYS. SEE PLAN.

FORMWORK DESIGN AND ERECTION SHALL CONFORM WITH THE REQUIREMENTS A.C.I. STANDARD 'RECOMMENDED PRACTICE FOR CONCRETE FORMWORK'. FORMS SHALL CONFORM TO SHAPE, LINES, GRADES, AND DIMENSIONS AS INDICATED ON THE DRAWINGS.

SPREAD FOOTINGS SHALL BE KEYED TO RECEIVE FOUNDATION WALLS. 3" X 1 1/2" KEYWAY.

BUILT- UP ITEMS SUCH AS INSERTS, ANCHOR BOLTS, SLEEVES, ETC. SHALL BE COORDINATED WITH OTHER TRADES PRIOR TO PLACEMENT OF CONCRETE.

MINIMUM CONCRETE COVER PROVIDED FOR THE REINFORCEMENT IN ALL CAST IN PLACE CONCRETE WORK:
CONCRETE EXPOSED TO EARTH OR WEATHER = 2"
CONCRETE NOT EXPOSED TO WEATHER = 1 1/2"
CONCRETE CAST AGAINST PERMANENTLY EXPOSED TO EARTH = 3"

ALL SLAB ON GRADE AREAS SHALL BE PROOF ROLLED. ALL SOFT SPOTS ENCOUNTERED SHALL BE REMOVED AND REPLACED TO FINISH GRADE WITH APPROVED FILL MATERIAL.

THE COMPRESSIVE STRENGTH OF ALL GROUT USED TO PROVIDE LEVEL BEARING OF COLUMN BASE PLATES SHALL MATCH THE COMPRESSIVE STRENGTH OF THE SUPPORTING CONCRETE SUBSTRUCTURE

CONCRETE FLOOR SLABS

FLOOR SLABS ARE TO HAVE CLASS "A" TOLERANCE STEEL TROWLED FINISH

FLOOR SLABS SHALL BE LEVEL, PLAIN SURFACES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. SURFACE SHALL BE PITCHED TO DRAINS AS REQUIRED.

CONCRETE FOR ALL SLABS SHALL BE PLACED CONTINUOUSLY BETWEEN CONSTRUCTION JOINTS; CONSOLIDATED BY VIBRATION OR ANY OTHER SUITABLE MEANS; BROUGHT TO THE CORRECT LEVEL WITH A STRAIGHT EDGE AND STRUCK OFF. USE BULL FLOATS OR DARBIES TO PRODUCE SURFACE FREE FROM LUMPS AND HOLLOWS

THE MAXIUM VARIATION IN SURFACE TOLERENCE SHALL BE 1/8" IN 10'-0"

SPRINKLING OF DRY CEMENT OR A MIXTURE OF DRY CEMENT AND SAND ON THE SURFACES OF THE FRESH CONCRETE TO ABSORB WATER OR TO STIFFEN THE MIX SHALL NOT BE PERMITTED

AIR ENTRAINED CONCRETE IS TO BE USED FOR GARAGE SLABS, FOUNDATIONS, AND EXTERIOR FLATWORK

CAST IN PLACE CONCRETE

PORTLAND CEMENT: A.S.T.M. C 150- 66, TYPE I NORMAL PORTLAND CEMENT

AGGREGATE FOR NORMAL WEIGHT CONCRETE: ALL FINE AND COURSE AGGREGATE SHALL CONFORM TO A.S.T.M. C 33- 64 WITH CLEAN, HARD, AND UNCOATED PARTICLES.

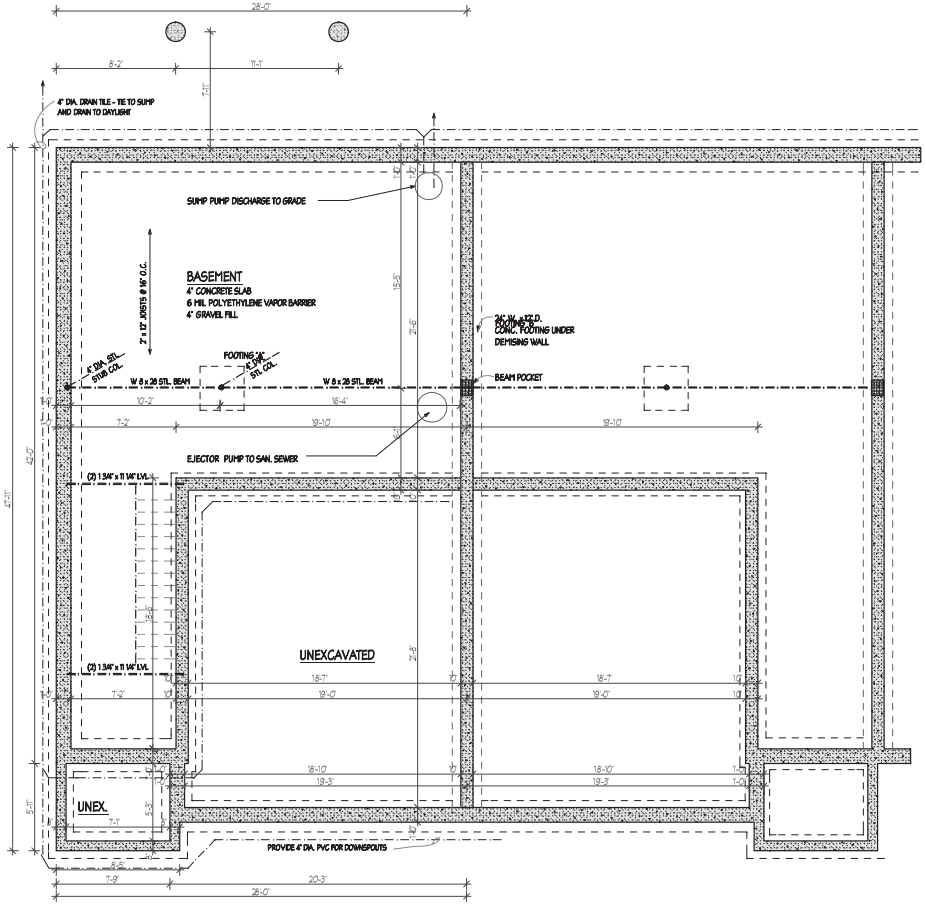
MIXING WATER: CLEAN, FREE FROM OILS OR OTHER INJURIOUS MATERIALS. COMPLY W/ AASHO T26.

VAPOR BARRIER

SHALL BE 6 MIL THICK POLYETHYLENE FILM VAPOR BARRIER WHERE INDICATED. FILM SHALL BE PLACED IN THE GREATEST WIDTHS AND LENGTHS AS PRACTICABLE. JOINTS SHALL BE LAPPED A MINIMUM OF 6" AND SEALED WITH AN APPROVED ADHESIVE. REPAIR OR REPLACE TORN, PUNCTURED, OR DAMAGED FILM PRIOR TO PLACING CONCRETE.

FOUNDATION WALL INSULATION

RIGID INSULATION FOR THE FOUNDATION WALLS SHALL BE AN EXTRUDED POLYSTYRENE (XPS) RIGID FOAM INSULATION AS MANUFACTURED BY "OWENS CORNING" (R- 15). FOUNDATIONS ARE TO BE FREE OF CONCRETE FINS AND PROTECTIONS LEFT AFTER REMOVAL OF FORMS. INSTALL PER MANUFACTURERS SPECIFICATIONS



FOUNDATION PLAN
SCALE 1/4" - 1'-0"

NORTH

EXCAVATION

COMPACTED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 9" LOOSE THICKNESS AND BE OF AN APPROVED GRANULAR MATERIAL COMPACTED TO A MIN. 95% DRY DENSITY PER ASTM D- 1557- 70.

GRADE IS TO BE 6" BELOW TOP OF CONCRETE, OR AS SHOWN ON THE DRAWINGS.

ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR APPROVED COMPACTED FILL, EITHER OF WHICH MUST HAVE A BEARING CAPACITY OF 3000 PSF.

ALL FOOTINGS SHALL EXTEND A MINIMUM OF 3'-6" BELOW TOP OF THE FINISHED GRADE AND AS SHOWN ON DRAWINGS.

FOUNDATION NOTES

ALL CONCRETE WORK IS TO BE IN COMPLIANCE WITH A.C.I. 318- 02.

ALL FOOTINGS SHALL BEAR ON SOLID UNDISTURBED SOIL OF 3,000 P.S.F. BEARING CAPACITY. NO CONCRETE SHALL BE POURED IN EXCAVATIONS CONTAINING WATER OR FROZEN GROUND.

ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS, 3" MINIMUM SLUMP WITH A MINIMUM OF 6 BAGS OF CEMENT PER CUBIC YARD OF CONCRETE. THERE WILL BE NO MORE THAN 6 GALLONS OF WATER PER BAG OF CEMENT.

REINFORCING BAR MATERIAL SHALL CONFORM TO A.S.T.M. A 615 GRADE 60.
WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A 185.

MATERIALS

PORTLAND CEMENT: A.S.T.M. C 150- 66 TYPE 1 NORMAL PORTLAND CEMENT.

AGGREGATES FOR NORMAL WEIGHT CONCRETE: ALL FINE AND COURSE AGGREGATE SHALL CONFORM TO A.S.T.M. C 33- 64 WITH CLEAN, HARD UNCOATED PARTICLES.

MIXING WATER: CLEAN AND FREE FROM OILS OR OTHER INJURIOUS MATERIALS. COMPLY WITH AASHO T 26.

REINFORCING DESIGN AND PLACEMENT SHALL BE IN ACCORDANCE WITH A.C.I. 315. PROVIDE FOUNDATION WALL CORNER BAR EQUAL IN SIZE TO HORIZONTAL REINFORCING. PROVIDE CHAIRS TO SUPPORT REINFORCING. PROVIDE A MINIMUM OF 2" COVER ON ALL REINFORCING UNLESS OTHERWISE SPECIFIED.

ANY STOP IN CONCRETE WORK MUST BE MADE AT CENTER OF THE SPAN WITH BULKHEADS AND KEYWAYS. REFER TO THE PLAN.

FORMWORK DESIGN AND ERECTION SHALL CONFORM WITH THE REQUIREMENTS A.C.I. STANDARD 'RECOMMENDED PRACTICE FOR CONCRETE FORMWORK'. FORMS SHALL CONFORM TO SHAPES, LINES, GRADES, AND DIMENSIONS AS INDICATED ON DRAWINGS.

FOOTINGS SHALL BE KEYED TO RECEIVE THE FOUNDATION WALLS. 3" X 1 1/2" KEYWAY.

BUILT- IN ITEMS SUCH AS INSERTS, ANCHOR BOLTS, SLEEVES, ETC., SHALL BE COORDINATED WITH OTHER TRADES PRIOR TO PLACING OF CONCRETE.

FLOOR SLABS SHALL HAVE A CLASS "A" TOLERANCE STEEL TROWLED FINISH.

FINISHING FLOOR SLABS:

GENERAL: FLOOR SLABS SHALL BE LEVEL, PLAIN SURFACES, UNLESS OTHERWISE INDICATED ON THE DRAWINGS. SURFACE SHALL BE PITCHED TO DRAINS AS REQUIRED.

CONCRETE FOR ALL SLABS SHALL BE PLACED CONTINUOUSLY IN BETWEEN CONSTRUCTION JOINTS, CONSOLIDATED BY VIBRATION OR OTHER SUITABLE MEANS, BROUGHT UP TO THE CORRECT LEVEL WITH A STRAIGHT EDGE AND STRUCK OFF. USE BULL FLOATS OR DARBIES TO PRODUCE A SMOOTH SURFACE FREE FROM HUMPS AND HOLLOWS.

THE MAXIMUM VARIATION IN SURFACE TOLERENCE SHALL BE 1/8" IN 10'-0".

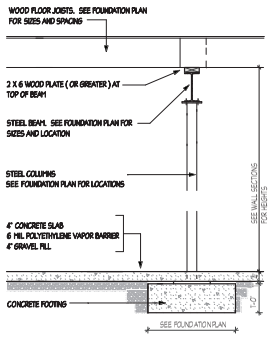
SPRINKLING OF DRY CEMENT OR A MIXTURE OF DRY CEMENT AND SAND ON THE SURFACES OF THE FRESH CONCRETE TO ABSORB WATER OR TO STIFFEN THE MIX SHALL NOT BE PERMITTED.

CONCRETE FLOOR SURFACES SHALL BE FINISHED WITH A STEEL TROWEL. FINAL HAND TROWELING WILL REQUIRED TO REMOVE SLIGHT IMPERFECTIONS, AND TO BRING THE SURFACE TO A DENSE SMOOTH POLISHED FINAL FINISH.

FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
A	3'-0" X 3'-0" X 1'-0"	3- # 4 BARS EACH WAY
B	2'-0" X 1'-0" FOOTING	3 - # 4 BARS LONGITUDINAL

NOTE

VERIFY THE DEPTH OF THE FOUNDATION IN ACCORDANCE W/ SURVEY/ ENGINEERING DRAWINGS. ALL FOOTINGS SHALL BE ON UNDISTURBED SOIL OR APPROVED COMPACTED FILL, EITHER OF WHICH MUST HAVE A BEARING CAPACITY OF 3000 PSF.



TYPICAL CONCRETE FOOTING DETAIL
SCALE 1/2" - 1'-0"

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

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

4-Unit Townhouse
608 MAIN ST., LEMONT, IL

REVISIONS	DATE: November 17, 2025	DO NOT SCALE DRAWINGS
	DRAWN BY:	CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY VARIATIONS OR DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.
	SCALE:	
	APPROVED BY:	

PLAN No. NB 0919-25
SHEET No. A 1

DESIGN LOADS

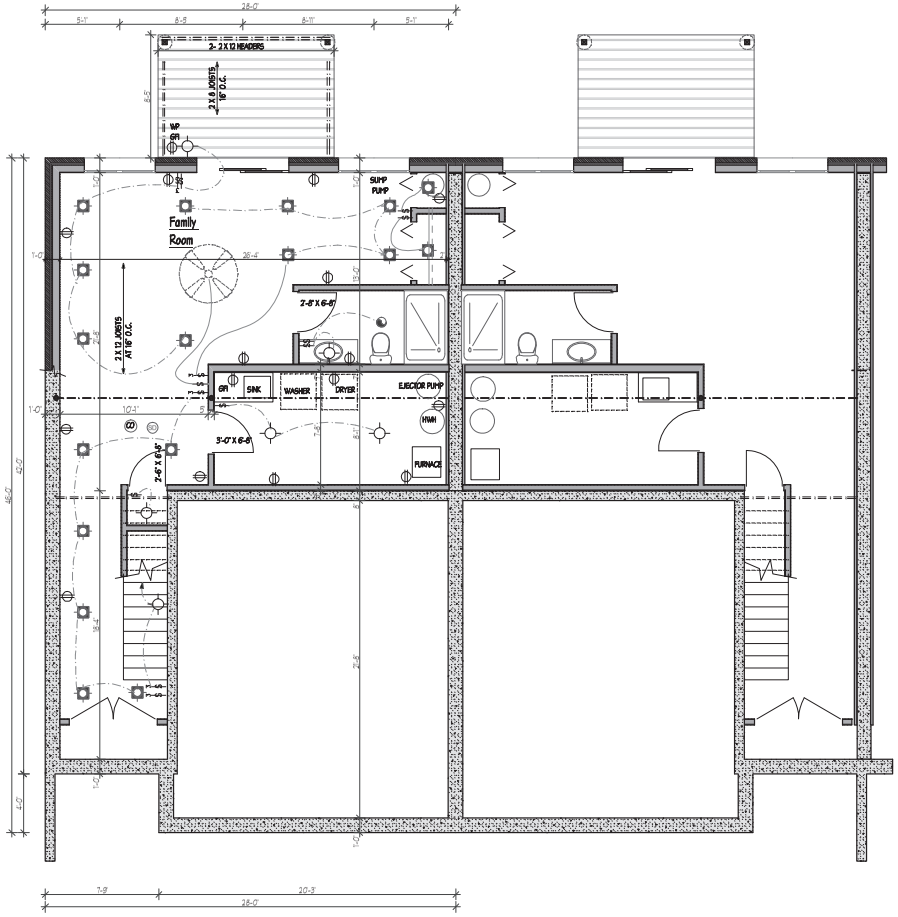
	LIVE LOAD	DEAD LOAD
DECK	60	20
FLOORS	40	20
ROOF	30	15
ATTIC (NO STORAGE)	10	15
STAIRS	30	10
ATTIC	15	15
GUARDRAILS AND HANDRAILS (SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP)	200	
WOOD STUDS	10	

DESIGN CRITERIA

GROUND SNOW LOAD	25 PSF
FLAT ROOF SNOW LOAD	20 PSF
PITCHED ROOF SNOW LOAD	16 PSF
WIND DESIGN:	90 MPH
SEISMIC DESIGN CATAGORY	B

UNIT "A"

UNIT "B"



BASEMENT PLAN

SCALE 1/4" = 1'-0"

CARPENTRY NOTES:

- PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO THE JOISTS, AND PROVIDE SOLID BLOCKING UNDER ALL PARTITIONS PERPENDICULAR TO THE JOISTS.
- DOUBLE ALL JOISTS UNDER ALL TUBS AND OPENINGS IN THE FLOOR.
- DOUBLE ALL JOISTS AROUND ALL OPENINGS IN THE ROOFS AND CEILINGS.
- USE METAL CONNECTORS FOR CONNECTING JOISTS TO HEADERS ("SIMPSON" OR AN APPROVED EQUAL").
- PROVIDE 3 - 2 X 4 OR 3 - 2 X 6 WOOD STUDS UNDER ALL HEADERS UNLESS OTHERWISE NOTED.
- SILL PLATES ON CONCRETE SHALL BE PRESSURE TREATED AND SET IN SILL SEALER.
- PROVIDE 1/2" PLYWOOD FIRESTOPS AT ALL SOFFIT / WALL CAVITIES OR CEILING / JOIST CAVITIES.
- ALL WALLS ARE TO HAVE 2' SOLID WOOD FIRESTOPPING. ALL ELECTRICAL AND PLUMBING THROUGH THE FLOORS ARE TO HAVE SPACE SEALED OFF WITH AN APPROVED FIBERGLASS OR ROCKWOOL BATT INSULATION. FIRESTOP STUD WALLS AT FLOORS AND CEILINGS AT EACH LEVEL AND AT THE JUNCTURE OF THE ROOF RAFTERS AND THE WALL.
- BLOCK JOISTS SOLID AT 2'-0" O.C. AT PARALLEL PARTITIONS. PROVIDE DOUBLE JOISTS UNDER ALL TUBS, SHOWERS, WASHER, DRYER, AND ALL STATIONARY APPLIANCES.
- UNLESS OTHERWISE NOTED, ALL HEADERS 6'-0" AND GREATER IN LENGTH SHALL BE SUPPORTED BY DOUBLE 2 X 4 OR 2 X 6 CRIPPLES.
- ALL LINEN CLOSETS ARE TO HAVE 5 SHELVES. ALL CLOSETS ARE TO HAVE ONE HANGER BAR AND ONE SHELF
- PROVIDE (2)- 2 X 12 WOOD HEADERS OVER ALL 2 X 4 WOOD STUD WINDOW OR DOOR OPENING UNLESS OTHERWISE NOTED
- PROVIDE (3)- 2 X 12 WOOD HEADERS OVER ALL 2 X 6 WOOD STUD WINDOW OR DOOR OPENING UNLESS OTHERWISE NOTED.
- ALL INTERIOR HEADERS ARE TO BE (2)- 2 X 12 WOOD HEADERS UNLESS OTHERWISE NOTED
- BLOCK JOISTS SOLID AT 2'-0" O.C. AT PARALLEL PARTITIONS
- PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO THE JOISTS AND PROVIDE SOLID BLOCKING UNDER ALL PARTITIONS PERPENDICULAR TO THE JOISTS
- PROVIDE DOUBLE JOISTS UNDER ALL TUBS, WASHER, DRYER, AND ALL STATIONARY APPLIANCES
- DOUBLE ALL JOISTS AROUND ALL OPENINGS IN FLOORS, CEILINGS, AND ROOF
- ALL FRAMING IS TO COMPLY WITH EMERGENCY REDUCTION IN SPANS FOR THE HEM FIR AND S.P.F. LUMBER PER AWC AND SPFA
- FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE GALVANIZED STEEL. COATING TYPES AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESERVATIVE WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURERS RECOMMENDATIONS.
- ALL FASTENERS AND CONNECTORS IN CONTACT WITH TREATED WOOD SHALL BE HOT DIPPED GALVANIZED, SILICON BRONZE, STAINLESS, OR EQUAL IN CORROSION RESISTANCE. (APPLICABLE TO ALL ITEMS LESS THAN 1/2" IN THICKNESS IN DIAMETER INCLUDING NAILS AND SCREWS)

STRUCTURAL PLYWOOD

- FLOOR SHEATHING IS TO BE 3/4" TONGUE AND GROOVE PLYWOOD WITH EXTERIOR GLUE GLUED AND RING SHANK NAILED. PROVIDE 1/4" UNDERLAYMENT IN TILED AREAS
- WALL SHEATHING TO BE 1/2" CDX RATED WITH EXTERIOR GLUE. ROOF SHEATHING TO BE 1/2" CDX RATED WITH EXTERIOR GLUE
- ALL PLYWOOD IS TO BE A.P.A. APPROVED

CARPENTRY

STRESS GRADE LUMBER SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS" FOR STRESS GRADE LUMBER AND ITS FASTENINGS "NLMA LATEST EDITION"

FRAMING LUMBER
FRAMING LUMBER FOR JOISTS AND HEADERS SHALL BE:

GRADE # 2 (OR BETTER) HEM- FIR MINIMUM BASE Fb = 850 OR
GRADE # 2 (OR BETTER) S.P.F. MINIMUM BASE Fb = 875

ENGINEERED WOOD PRODUCTS

PRODUCT TYPE: PARALLAM, LVL, PSL
MANUFACTURER: WEYERHAUSER OR EQUAL
SIZES: AS SHOWN ON THE STRUCTURAL PLANS - MINIMUM BASE Fb = 2800

ALL FRAMING TO COMPLY WITH EMERGENCY REDUCTION IN SPAN VALUES FOR SOUTHERN PINE LUMBER PER AWC AND SPFA

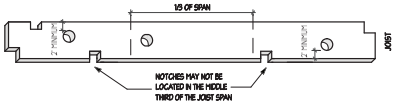
WOOD STUD AND JOIST NOTES

- NOTCHES IN THE TOP OR BOTTOM OF THE JOISTS SHALL NOT EXCEED ONE - SIXTH THE DEPTH OF THE JOIST AND SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. WHERE THE JOISTS ARE NOTCHED ON THE ENDS FOR A LEDGER, THE NOTCH SHALL NOT EXCEED ONE - FOURTH OF THE JOIST DEPTH. CANTILEVERED JOISTS SHALL NOT BE NOTCHED.
- HOLES DRILLED OR BORED IN THE JOISTS SHALL NOT BE WITHIN TWO INCHES OF THE TOP OR BOTTOM OF THE JOISTS, AND THEIR DIAMETER SHALL NOT EXCEED ONE - THIRD OF THE DEPTH OF THE JOIST.
- ANY WOOD STUDS IN AN EXTERIOR WALL OR A BEARING PARTITION WALL MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 % OF ITS WIDTH. THE STUDS IN NON - BEARING PARTITION WALLS MAY BE NOTCHED A DEPTH NOT EXCEEDING 40 % OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED AND DRILLED PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40 % OF THE STUD WIDTH. ALSO THE EDGE OF THE HOLE IS TO BE NO CLOSER THAN 5/8 INCH TO THE EDGE OF THE STUD. THE HOLE IS NOT TO BE LOCATED IN THE SAME SECTION AS A CUT OR A NOTCH.

ENGINEERED WOOD PRODUCTS: CUTS, NOTCHES AND HOLES BORED IN STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE- LAMINATED MEMBERS, CROSS- LAMINATED TIMBER MEMBERS OR I- JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED PROFESSIONAL.

ALL EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN FIFTY PERCENT (50%) OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TIE 16 GAUGE AND ONE AND ONE HALF INCHES (1 1/2") WIDE FASTENED TO EACH PLATE.

EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD AND SHALL BE REINFORCED WITH A STRUCTURAL SHOE.



WOOD JOIST DETAIL

NO SCALE

LVL FASTENING SCHEDULE

CONFIRM THE ADEQUACY OF THE BEAM (DEPTH AND NUMBER OF PIECES) FOR CARRYING THE DESIGNATED LOADS

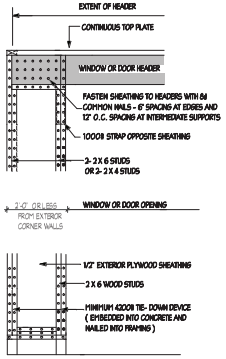
STRESS VALUE FOR NAIL AND BOLT VALUES IS 100%. INCREASES OF 15% FOR SNOW LOADED OR 25% FOR NON- SLOW LOADED FLOOR CONDITIONS ARE PERMITTED.

TOP AND BOTTOM ROW OF CONNECTORS SHOULD BE 2" FROM EDGE.

BOLT HOLES ARE TO BE THE SAME DIAMETER AS THE BOLT. EVERY BOLT MUST EXTEND THROUGH THE FULL THICKNESS OF THE MEMBERS. USE WASHERS UNDER HEAD AND NUT.

FOR 3 PIECE MEMBERS SPECIFIED NAILING IS FROM EACH SIDE.

FLOOR JOISTS MUST BE ATTACHED WITH APPROVED METAL HANGERS.



NAILING PATTERN @ BRACING WALL

SCALE 1/2" = 1'-0"

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

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

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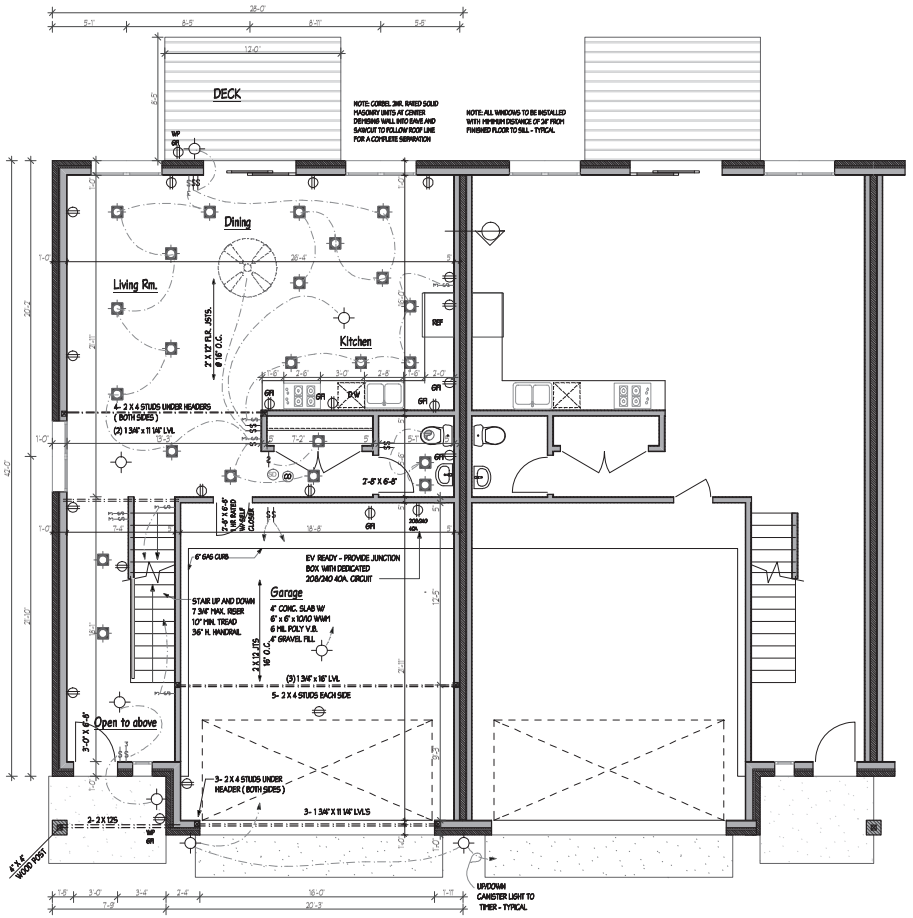
SHEET No. A 2

4-Unit Townhouse

608 MAIN ST., LEMONT, IL

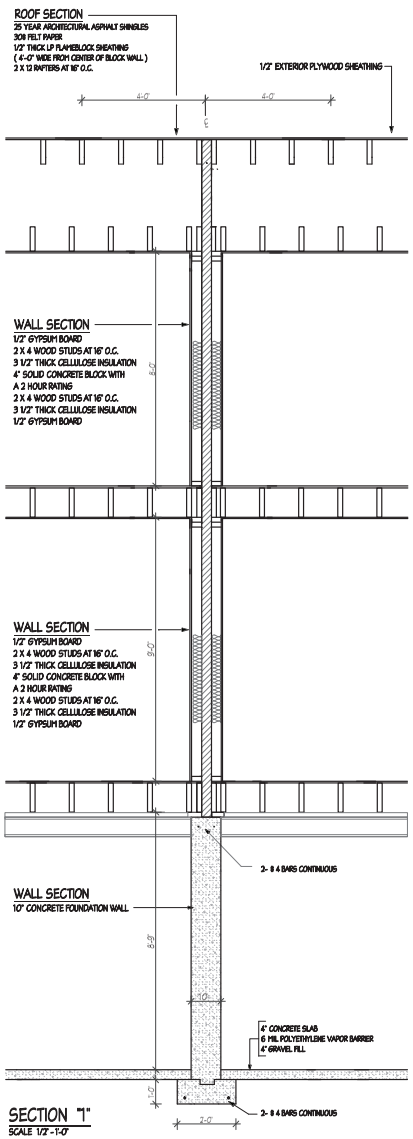
STEEL LINTEL SCHEDULE LINTELS SIZED AS UNATTACHED UNITS		
OPENING SIZE	REQUIRED SIZE	BEARING
4'-0" OPENING	4 X 3 1/2 X 5/16"	4" BEARING
5'-0" OPENING	4 X 3 1/2 X 5/16"	4" BEARING
6'-0" OPENING	5 X 3 1/2" X 3/8"	4" BEARING
7'-0" OPENING	6 X 4 X 3/8"	6" BEARING
8'-0" OPENING	7 X 4 X 1/2"	6" BEARING
16'-0" OPENING	8 X 4 X 1/2"	6" BEARING

UNIT "A" UNIT "B"

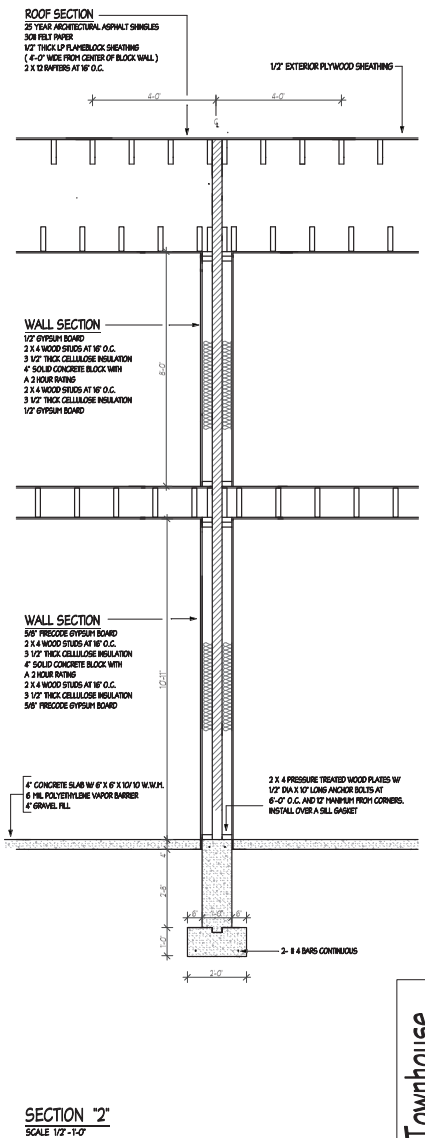


FIRST FLOOR PLAN
SCALE 1/4" - 1'-0"

NORTH



SECTION "1"
SCALE 1/2" - 1'-0"



SECTION "2"
SCALE 1/2" - 1'-0"

4-Unit Townhouse

608 MAIN ST., LEMONT, IL

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PLAN No. NB 0519-25

SHEET No. A 3

SMOKE DETECTOR NOTE

SMOKE DETECTORS ARE REQUIRED ON ALL LEVELS, IN ALL BEDROOMS AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF ALL BEDROOMS

GFI NOTE

ALL TOILET ROOM RECEPTACLES SHALL BE G.F.I. AND MOUNTED 42" A.F.F.

FIRE RATINGS

SPACE IN BETWEEN FLOOR AND EXTERIOR WALL AT ALL OPENINGS IN THE FLOOR INCLUDING SPACE BETWEEN CONDUIT, PIPING, ETC. EXCEPT WHEN COMPLETELY ENCLOSED BY FIRE RATED CONSTRUCTION SHALL BE SAFED OFF (FILLED) WITH APPROVED SAFING MATERIAL TO MAINTAIN THE CONTINUITY OF THE FLOOR FIRE RATING. ALL JOINTS OF ANY ELEMENT OF CONSTRUCTION SHALL BE TIGHT TO PREVENT THE PASSAGE OF SMOKE OR FLAME.

INSULATION MATERIALS INSTALLED WITHIN FLOOR CEILING ASSEMBLIES, ATTICS, SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84.

FIRE RATINGS

COMBUSTIBLE INSULATION SHALL MAINTAIN A 3" CLEARANCE FROM RECESSED LIGHTING FIXTURES UNLESS DEVICES ARE LISTED FOR LESSER CLEARANCE

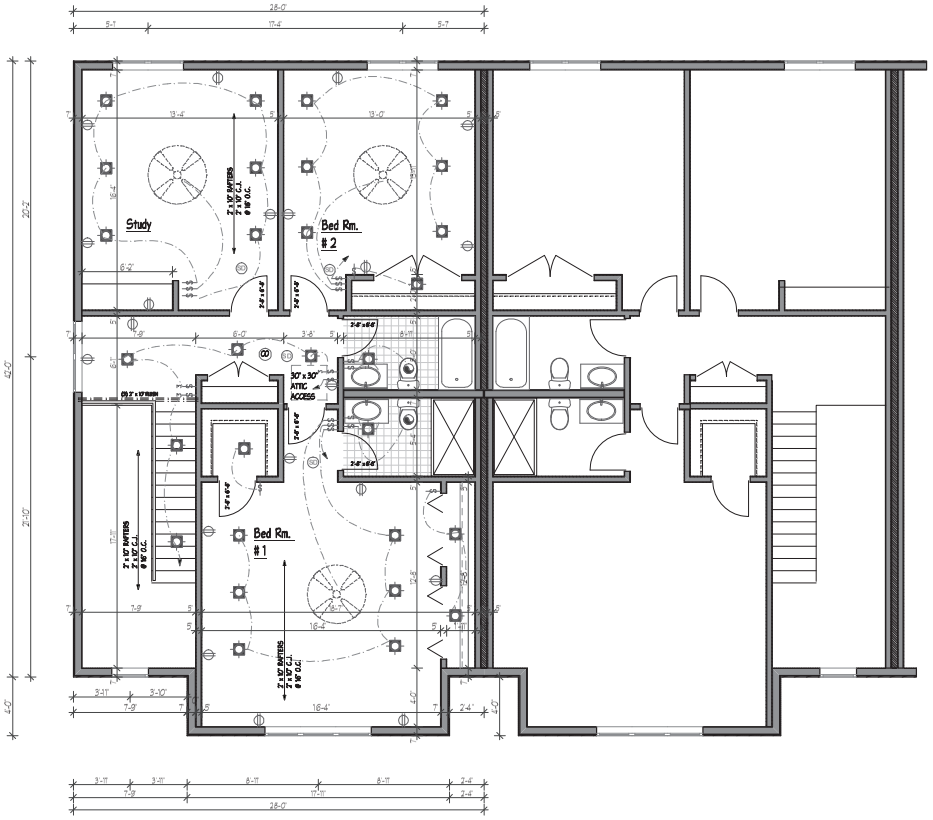
ROOF NOTES

ROOF MEMBER SIZES ARE BASED ON ALLOWABLE RAFTER SPANS FOR SPRUCE- PINE- FIR (82 NORTH) UP THRU 2 X 10 RAFTERS. WHERE 2 X 12 RAFTERS ARE USED, PROVIDE HEM- FIR # 2 SHALL BE USED

HIP OR VALLEY RAFTERS EXCEEDING 20'-0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM MEMBERS X RAFTER DEPTH PLUS 2" DEEP

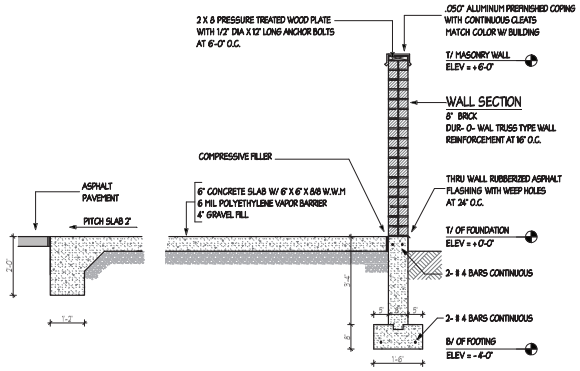
RAFTERS SHALL BE FRAMED TO EACH OTHER WITH A GUSSET PLATE OR TO A RIDGE BOARD (SIZES AS PER PLAN) A MINIMUM 2" NOMINAL THICKNESS VALLEY OR HIP RAFTER IS REQUIRED AT ALL VALLEYS AND HIPS, NOT LESS THAN THE DEPTH OF THE CUT END OF THE RAFTER, AND SUPPORTED AT THE RIDGE BY A BRACE TO THE BEARING PARTITION

PROVIDE FLASHING AT ALL WALL AND ROOF INTERSECTIONS WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

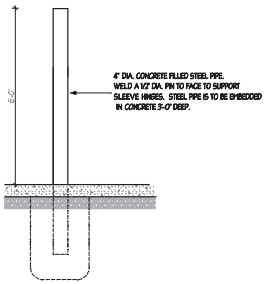


SECTION

SCALE: 1/2" = 1'-0"

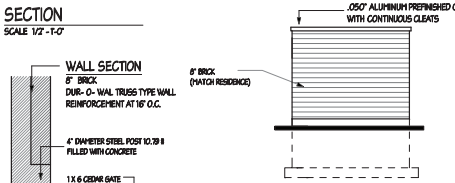
SECTION

SCALE: 1/2" = 1'-0"



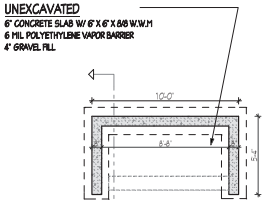
BOLLARD DETAIL

SCALE: 1/2" = 1'-0"



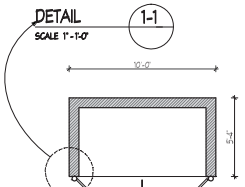
WEST ELEVATION (NORTH & SOUTH SIMILAR)

SCALE: 1/4" = 1'-0"



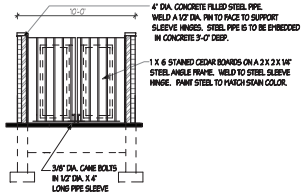
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

TRASH ENCLOSURE DETAILS

4-Unit Townhouse

608 MAIN ST., LEMONT, IL

REVISIONS

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SCALE:

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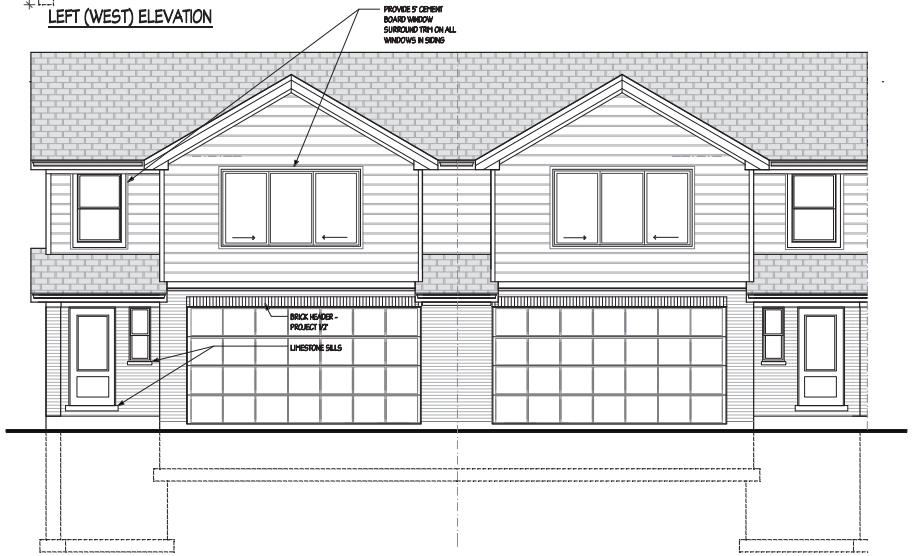
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MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
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PLAN No. NB 0919-25

SHEET No. A 4



LEFT (WEST) ELEVATION



FRONT (SOUTH) ELEVATION

MARK	DESCRIPTION	OVERALL SIZE
A	1 LIGHT DOUBLE HUNG	2'-0" X 5'-0" - TEMPERED
B	3 LIGHT SLIDER	9'-0" X 4'-0" - EGRESS
C	1 LIGHT DOUBLE HUNG	3'-6" X 4'-9" - EGRESS
D	1 LIGHT DOUBLE HUNG	2'-9" X 5'-0"
E	GLIDING PATIO DOOR	6'-0" X 6'-8"
F	GLIDING WINDOW	5'-0" X 4'-0" - EGRESS
G	1 LIGHT AWNING	4'-0" X 1'-10"

EXTERIOR DOORS AND WINDOWS

VERIFY THE DIMENSIONS OF IN- PLACE AND SUBSEQUENT CONSTRUCTION AND ACCURATELY FIT THIS PART OF THE WORK TO OTHER CONSTRUCTION.

PROVIDE TIGHT JOINTS AND EFFECTIVELY SEAL THE COMPONENT PARTS OF THE WINDOWS AND THEIR JOINTS TO OTHER WORK AGAINST WATER LEAKAGE AND INFILTRATION.

WINDOWS:
ALL WINDOW GLASS ARE TO BE LOW- E COATED INSULATED GLAZING. PROVIDE INTERGRAL MUNTIN BARS (CLAD ON EXTERIOR). SEE BUILDING ELEVATIONS

PROVIDE "PELLA" OR EQUAL CLAD CASEMENT WINDOWS. (MINIMUM U- FACTOR .30)

PATIO DOORS: "PELLA" OR EQUAL CLAD SLIDING PATIO DOORS (MINIMUM U- FACTOR .30)

RESIDENTIAL ENTRY DOORS: (MINIMUM U- FACTOR .32)

PROVIDE "PELLA" OR EQUAL CLAD CASEMENT WINDOWS. (MINIMUM U- FACTOR .30)

WINDOWS ARE TO BE LIMITED TO NO MORE THAN 0.3 CFM PER SQUARE FOOT AIR LEAKAGE. SWINGING DOORS ARE TO BE LIMITED TO NO MORE THAN 0.5 CFM PER SQUARE FOOT AIR LEAKAGE.

EGRESS WINDOW NOTES

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE WINDOW APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL. WHERE WINDOWS ARE PROVIDED AS MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM CLEAR OPENING WIDTH SHALL BE 20".

4-Unit Townhouse

608 MAIN ST., LEMONT, IL

PLAN No. NB 0519-25

SHEET No. A5

REVISIONS

DATE: November 17, 2025

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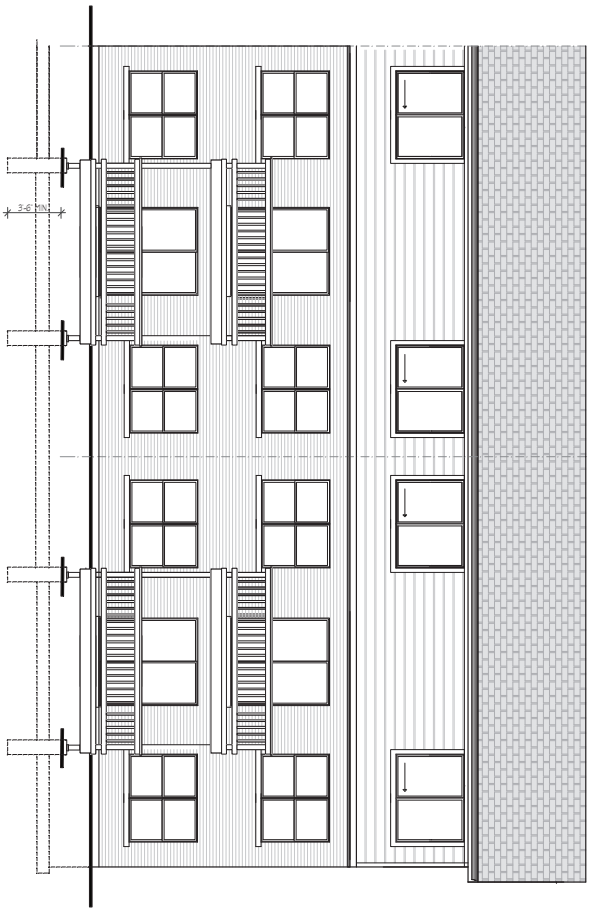
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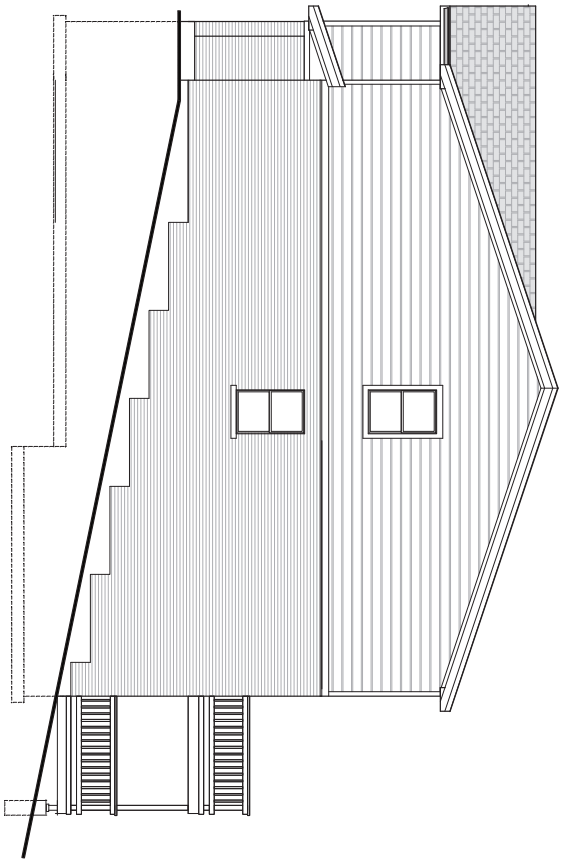
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RIGHT (EAST) ELEVATION



4-Unit Townhouse

608 MAIN ST., LEMONT, IL

PLAN No. NB 0319-25

SHEET No. A 6

REVISIONS

DATE: November 17, 2025

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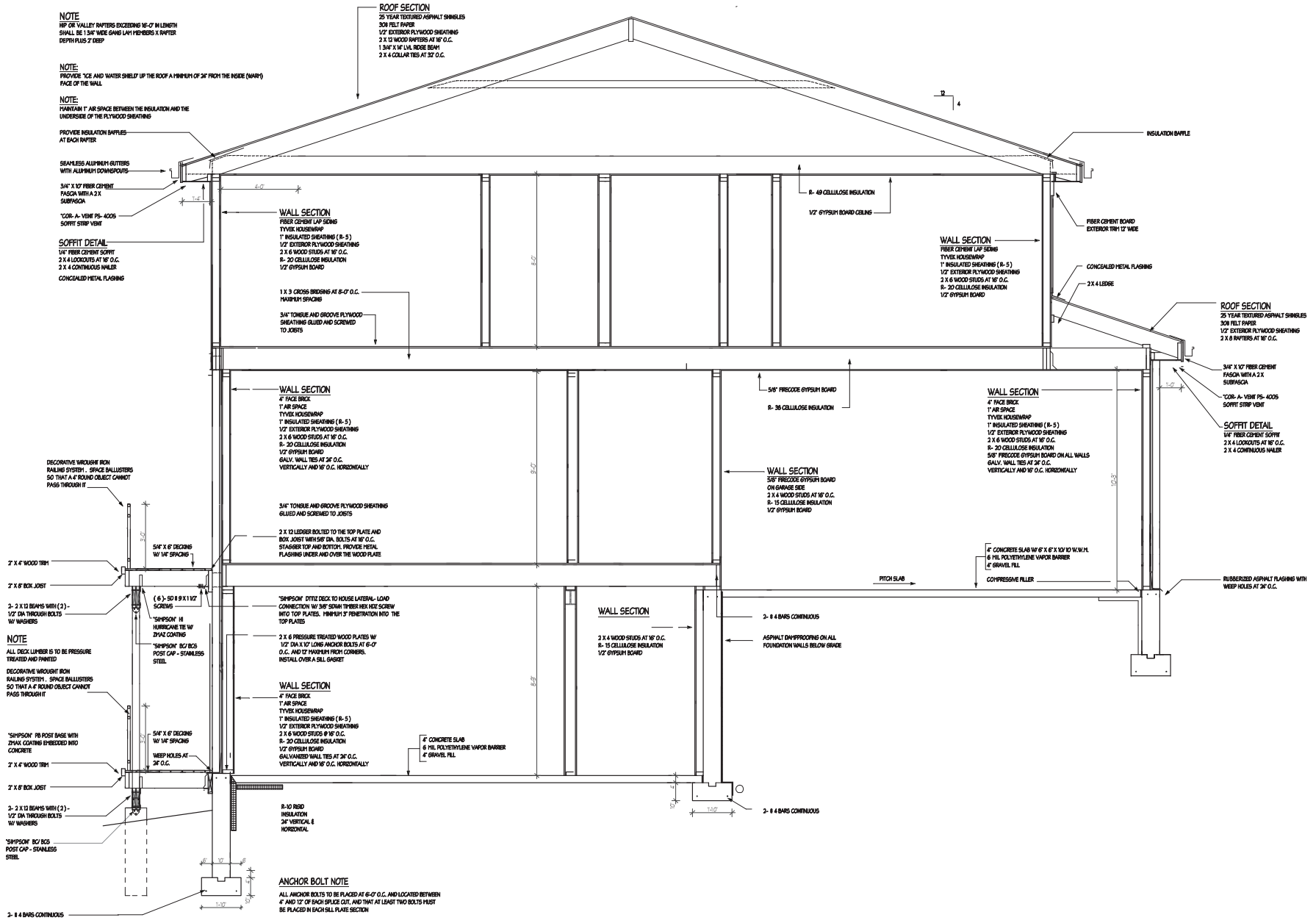
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SECTION "3"
SCALE 1/2" - 1'-0"

4-Unit Townhouse
608 MAIN ST., LEMONT, IL

REVISIONS	DATE
	November 17, 2025

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SCALE:
APPROVED BY:

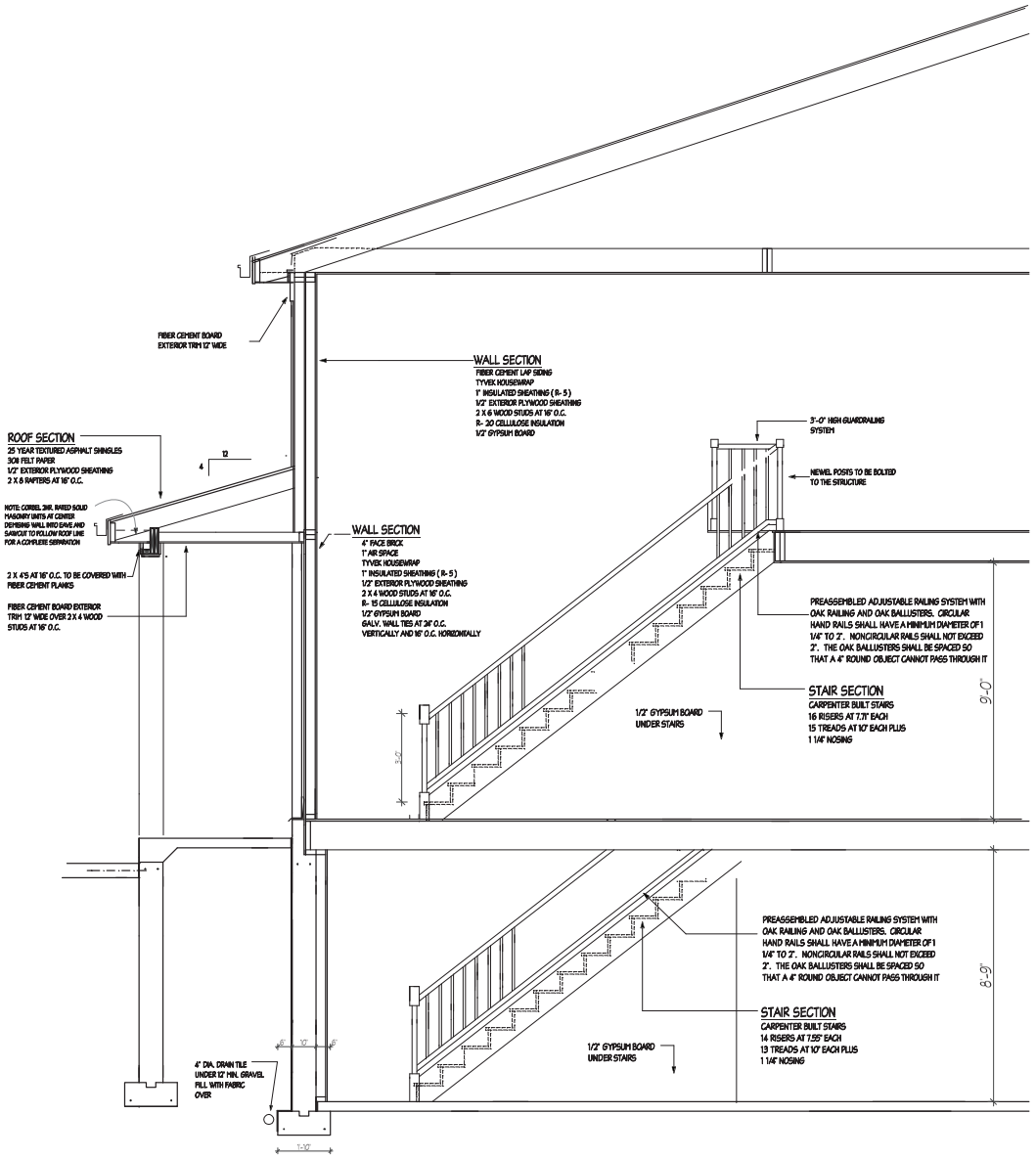
DO NOT SCALE DRAWINGS

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

PLAN No. NB 0519-25
SHEET No. A 7

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

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



SECTION "3"

SCALE 1/2" -1'-0"

4-Unit Townhouse

608 MAIN ST., LEMONT, IL

REVISIONS	DATE: November 17, 2025
	DRAWN BY:
	SCALE:
	APPROVED BY:

DO NOT SCALE DRAWINGS

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

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PLAN No. NB 0519-25

SHEET No. A 8

TYPICAL PANEL - 4 REQUIRED
120/ 240 VOLTS 150 AMP SERVICE

ITEM	AMP RATING	POLE	CIRCUIT NO.	LEFT PHASE LOADING	RIGHT PHASE LOADING	CIRCUIT NO.	AMP RATING	POLE	ITEM
COMPRESSOR	30	2	1	6000	600	2	20	1	FURNACE
	20		3		600	4	20	1	LIGHTING
LIGHTING	20	1	5	600	600	6	20	1	LIGHTING
RECEPTACLES	20	1	7	1200	800	8	20	1	GARAGE DOOR OPENER
RECEPTACLES	20	1	9	1200	400	10	20	1	EXTERIOR RECEPTACLES
RECEPTACLES	20	1	11	1200	4500	12	30	2	OVEN
RECEPTACLES	20	1	13	1200		14			
GFCI KITCHEN RECEPTACLE	20	1	15	600	3000	16	30	2	DRYER
GFCI KITCHEN RECEPTACLE	20	1	17	600		18			
KITCHEN HOOD	20	1	19	300	800	20	20	1	REFRIGERATOR
WASHER	20	1	21	600	400	22	20	1	EXHAUST FAN
MICROWAVE OVEN	20	1	23	1400	800	24	20	1	GFCI BATHROOM RECEPTACLE
DISHWASHER	20	1	25	1200	300	26	20	1	EXTERIOR LIGHTING
EJECTOR PUMP	20	1	27	1200	1200	28			SUMP PUMP
			29			30	40	2	READY FOR E V CHARGER
			31			32			
			33			34			
			35			36			
			37			38			
			39			40			
				17,200	13,000				

TOTAL = 30,200 WATTS
125 AMPS

ELECTRICAL NOTES

MULTIWIRE BRANCH CIRCUITS SHALL BE PERMITTED AS MULTIWIRE CIRCUITS. A MULTIWIRE CIRCUIT SHALL BE PERMITTED TO BE CONSIDERED AS MULTIPLE CIRCUITS. ALL CONDUCTORS SHALL ORIGINATE FROM THE SAME PANELBOARD OR SIMILAR DISTRIBUTION EQUIPTMENT.

WHERE A MULTIWIRE BRANCH CIRCUIT SUPPLIES MORE THAN ONE DEVICE OR EQUIPTMENT ON THE SAME YOKE, A MEANS SHALL BE PROVIDED TO DISCONNECT SIMULTANEOUSLY ALL UNDERGROUND CONNECTIONS SUPPLYING THOSE DEVICES OR EQUIPTMENT AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES.

ALL UNDERGROUND AND GROUNDED CONNECTORS OF EACH MULTIWIRE BRANCH CIRCUIT TO BE GROUPED BY WIRE TIES OR SIMILAR MEANS IN AT LEAST ONE LOCATION WITHIN THE PANELBOARD OR OTHER POINT OF ORIGINATION. ADD TO SUMMARY OF SIGNIFICANT CHANGES.

BALCONIES, DECKS, AND PORCHES THAT ARE ACCESSIBLE FROM INSIDE THE DWELLING UNIT SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET INSTALLED WITHIN THE PERIMETER OF THE BALCONY, DECK, OR PORCH. THE RECEPTACLES SHALL NOT BE LOCATED MORE THAN 6'-6" ABOVE THE BALCONY, DECK, OR PORCH SERFACE.

A RECEPTACLE INSTALLED OUTDOORSIN A LOCATION PROTECTED BY THE WEATHER OR IN A DAMP LOCATION SHALL HAVE AN ENCLOSURE FOR THE RECEPTACLE THAT IS WEATHERPROOF WHEN THE RECEPTACLE IS COVERED (ATTACHMENT PLUG CAP NOT INSERTED AND RECEPTACLE COVERS CLOSED), AN INSTALLATION SUITABLE FOR WET LOCATIONS SHALL ALSO BE CONSIDERED SUITABLE FOR DAMP LOCATIONS. A RECEPTACLE SHALL BE CONSIDERED TO BE IN A LOCATION PROTECTED FROM WEATHER WHERE LOCATED UNDER ROOFED PEOCHES, AND THE LIKE, AND WILL NOT BE SUBJECTED TO A BEATING OF RAIN OR WATER RUNOFF. ALL 15 AND 20 AMPHERE, 125 AND 250 VOLT NON- LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT TYPE.

BRANCH CIRCUIT GROUPING: ALL UNDERGROUND AND GROUNDED CONDUCTORS OF EACH MULTIWIRE BRANCH CIRCUIT IS TO BE GROUPED BY WIRE TIES OR SIMILAR MEANS IN AT LEAST ONE LOCATION WITHIN THE PANELBOARD OR OTHER POINT OF ORIGINATION, ADD TO SUMMARY OF SIGNIFICANT CHANGES.

POWER

FURNISH AND INSTALL POWER PANELS IN CODE GAUGE STEEL CABINETS ARRANGED FOR SURFACE MOUNTING.

PANELS SHALL BE DEAD FRONT TYPE HAVING MAIN CIRCUIT BREAKERS OR MAIN LUGS ONLY AND CIRCUIT BREAKER BRANCHES OF NUMBER, TYPE, AND CAPACITY SHOWN ON SINGLE PHASE, THREE WIRE, 120/ 240 VOLT ALTERNATING CURRENT DISTRIBUTION.

PANELS SHALL BE MADE UP OF INDIVIDUAL CIRCUIT BREAKER UNITS OF NUMBER, TYPE, AND CAPACITY AS REQUIRED. TWO POLE CIRCUIT BREAKERS SHALL HAVE A COMMON TRIP.

MAINS SHALL BE SUITABLE FOR 120/ 240 VOLT, SINGLE PHASE, THREE WIRE, AND SHALL BE OF COPPER BUS BAR. PROVIDE NEUTRAL TERMINAL STRIPS WITH TERMINALS NUMBERED CORRESPONDING TO THE BRANCHES ON THE PANELS.

PROVIDE A DIRECTORY FRAME WITH TYPEWRITTEN DIRECTORY OF CIRCUITS ON INSIDE OF DOORS WHERE SAME OCCURS.

BREAKERS FOR HVAC EQUIPTMENT SHALL BE "HACR" TYPE.

PROVIDE BREAKER LOCKS ON ALL HVAC, AND HVAC CONTROLS.

MAIN SERVICE PANELS ELECTRICAL LOADS SHALL CONFORM TO NEC 220.

MAINTAIN 30" WIDE FLOOR TO CEILING CLEARANCE IN FRONT OF ALL PANELS.

DISHWASHER NOTE

THE DISHWASHERS SHALL BE HARDWIRED WITH AN APPROVED CONDUIT AND WIRE SYSTEM.

GFCI PROTECTION SHALL BE PROVIDED FOR THE OUTLET THAT SUPPLY THE DISHWASHER

GROUNDING

ELECTRICAL SERVICE IS TO BE GROUNDED BY AN ELECTRODE ENCASED BY AT LEAST 2" OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF THE CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH CONSISTING OF AT LEAST 20 FEET OF ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2". REINFORCING BARS SHALL BE PERMITTED TO BE BOUND TOGETHER BY STEEL WIRE TIES OR OTHER EFFECTIVE MEANS PER NEC 250.52.

ELECTRICAL SERVICE

INSTALL A COMPLETE UNDERGROUND 200A FOR EACH OF THE APARTMENT UNITS, 120/ 240V. SINGLE PHASE SERVICE BETWEEN THE UTILITY COMPANY POINT OF SERVICE TO METERS AND PANELS.

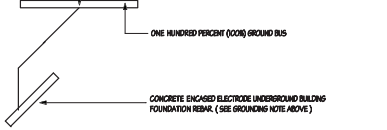
UNDERGROUND SERVICES SHALL BE 36" BELOW GRADE MINIMUM. AN ELECTRICAL WARNING TAPE SHALL BE INSTALLED APPROXIMATELY 24" BELOW FINISHED GRADE. ALL UNDERGROUND SERVICES TO BE INSTALLED IN SCHEDULE 80 RIGID NONMETALLIC CONDUIT OR THE EQUIVALENT.

METER SHALL BE GROUNDED BETWEEN LUGS AND A 1/2" DIAMETER X 8'-0" LONG COPPER GROUND ROD WITH A GROUND CABLE. CLAMP CABLE TO ROD WITH AN ACORN TYPE CONNECTOR. 200 AMP # 2- 3/ 4C

GROUND ROD SHALL BE DRIVEN TO 4" ABOVE FINAL GRADE IN METER BOX OR JUST BELOW GRADE OUT OF THE METER BOX.

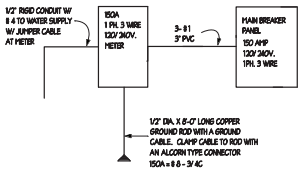
SERVICE SIZE SHALL BE 200 AMP 3 # 3/0- 3" PVC

SERVICE CONDUIT BETWEEN METERS AND PANELS SHALL BE RIGID "IMC" OR HEAVY WALL. EMT IS NOT ACCEPTABLE.



FOUNDATION GROUND DETAIL

NO SCALE



TYPICAL RISER DIAGRAM

(ONE FOR EACH UNIT)
MAIN SERVICE DROP ON EAST ELEVATION OF BUILDING
NEAR SOUTHEAST CORNER OF BUILDING

NO SCALE

CLOSET LIGHT NOTES:

ALL CLOSET LIGHTS SHALL BE:
RECESSED LIGHTS WITH 6" CLEARANCE BETWEEN THE FIXTURE AND THE NEAREST POINT OF STORAGE SPACE.

FLUORESCENT LIGHTS WITH 6" CLEARANCE BETWEEN THE FIXTURE AND THE NEAREST POINT OF STORAGE SPACE

LUMINAIRES IN CLOTHES CLOSET TO BE PERMITTED:
- A SURFACE MOUNTED OR RECESSED INCANDESCENT LUMINAIRE WITH A COMPLETELY ENCLOSED LAMP
- A SURFACE MOUNTED OR RECESSED FLUORESCENT LUMINAIRE SURFACE MOUNTED OR RECESSED LED OR FLUORESCENT LUMINAIRE IDENTIFIED AS SUITABLE FOR INSTALLATION WITHIN A STORAGE AREA

ELECTRICAL NOTES

ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL ELECTRIC, BUILDING, AND FIRE CODES

ELECTRICAL LAYOUTS ARE DIAGRAMMATIC AND CONTRACTOR SHALL INSTALL EQUIPTMENT TO MEET FIELD CONDITIONS.

CONTRACTOR SHALL COORDINATE ALL WORK WITH THE RESPECTIVE TRADES AND VERIFY LOCATIONS FROM THE ARCHITECTURAL DRAWINGS, FIELD MEASUREMENTS, AND SUPPLIER SHOP DRAWINGS.

MAIN SERVICE PANEL ELECTRICAL LOAD CALCULATIONS SHALL CONFORM TO NEC 220.

PROVIDE GROUNDING AT SERVICE ENTRANCE TO COMPLY WITH NEC 250- 83

RACEWAY FITTINGS SHALL BE CODE APPROVED GALVANIZED STEEL

ALL BRANCH CIRCUITS SHALL BE GROUPED INTO PHASE BALANCED MULTIPLE CIRCUIT HOMERUNS. PROVIDE A MAXIMUM OF 6 CIRCUITS PER SINGLE HOMERUN.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE A COMPLETE CONDUCTOR AND RACEWAY SYSTEM FOR ALL CIRCUITS ON THE PLAN EVEN THOUGH NOT DELINEATED

WIRES FOR BRANCH CIRCUITS THAT EXCEED 75 FEET IN LENGTH FROM PANEL TO CENTER OF LOAD SHALL NOT BE SMALLER THAN #10 AWG

ALL WIRING IS TO BE RUN IN CONDUIT. MINIMUM 14 GA. WIRE. EXTERIOR PIPING TO BE GALVANIZED RIGID CONDUIT

ALL SWITCHES ARE TO BE ON DIMMERS

ALL 125 VOLT SINGLE PHASE 15 AND 20 AMPHERE RECEPTACLES INSTALLED IN ALL BEDROOMS, SUNROOM, AND LIVING ROOMS SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES

ALL 120V. SINGLE PHASE, 15 AND 20 AMPHERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN THE DWELLING UNITS: ALL BEDROOMS, LIVING ROOMS, SUNROOM, CORRIDORS, AND HALLWAYS SHALL BE PROTECTED BY A LISTED ARC- FAULT CIRCUIT INTERRUPTER COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

ALL BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE PHASE, 15 AND 20 AMPHERE RECEPTACLES INSTALLED IN THE DWELLING UNITS BEDROOMS SHALL BE PROTECTED BY AN ARC- FAULT CIRCUIT INTERRUPTER.

ANY LIGHT FIXTURES IN SHOWERS OR OVER TUBS WITH A SHOWER ARE TO HAVE VAPOR PROOF TRIM PER IRC 3803.10
POWER FOR THE LIGHTS ARE TO BE PROTECED BY THE LOCAL GFI OUTLET OR A GFI BREAKER

BATHROOM RECEPTACLES SHALL BE SUPPLIED BY AT LEAST (1) 20 AMP BRANCH CIRCUIT AT THE PANEL. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. USE A GFI RECEPTACLE

LIGHT FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE "LISTED" TO BE SUITABLE FOR SUCH LOCATIONS.

120V. SMOKE DETECTORS ARE TO BE WIRED IN SERIES WITH A BATTERY BACKUP

120V. CARBON MONOXIDE DETECTOR TO BE WIRED IN SERIES WITH A BATTERY BACKUP

PROVIDE A MINIMUM OF (2) 20 AMP SMALL APPLIANCE CIRCUITS FOR RECEPTACLES IN THE KITCHEN SERVING THE COUNTERTOPS.

PROVIDE SEPARATE APPLIANCE CIRCUITS FOR ALL REQUIRED EQUIPTMENT

EXTERIOR GFCI OUTLETS SHALL HAVE IN- USE COVERS AND BE G.F.I.

PROVIDE G.F.I. OUTLETS ABOVE ALL KITCHEN COUNTERS, AND ALL TOILET ROOM LOCATIONS. THEY SHALL BE MOUNTED 42" A.F.F. ALL 125V. SINGLE PHASE 15 AND 20 AMPHERE RECEPTACLES, ELECTRICAL EQUIPTMENT, LIGHT FIXTURES, AND FANS INSTALLED IN BATHROOMS SHALL BE INSTALLED WITH G.F.C.I. PROTECTION.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE 20 AMP GROUND FAULT PROTECTED GROUNDED OUTLETS AT ALL BATHROOMS, KITCHENS, GARAGES, AND EXTERIOR LOCATIONS, AND WHEREVER SHOWN ON THE PLANS. SEPARATE RESETS SHALL BE PROVIDED AT EACH FLOOR AND INTERNAL AND EXTERIOR APPLICATIONS, AS WELL AS KITCHENS AND BATHROOMS SHALL BE CIRCUITED SEPARATELY.

ELECTRICAL PANEL BOARDS TO BE GROUNDED TO WATER LINE WITH INSULATED WIRE (#8 MINIMUM) GROUND JUMPER ACROSS WATER METER. GROUND THE ABOVE GROUND PORTION OF 6#6 PIPING TO A GROUNDING ELECTRODE SYSTEM

ELECTRICAL CONTRACTOR IS TO PROVIDE DISCONNECTS FOR FIXED APPLIANCES INCLUDING THE FURNACES.

SPACING OF ELECTRICAL OUTLETS

OUTLETS SHALL BE INSTALLED SO THAT AT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS NO MORE THAN 6 FEET FROM AN OUTLET IN A ROOM, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN THE EXTERIOR WALLS.

KITCHEN COUNTERTOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT AT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND COUNTERTOPS 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 4 FEET OF COUNTERTOP. COUNTER SPACES SEPARATED RANGE TOPS REFRIGERATORS, FREEZERS, OR SINKS SHALL BE CONSIDERED AS A SEPARATE COUNTERTOP SPACES.

ELECTRICAL NOTES

RECESSED LIGHT FIXTURES WITHIN NON- CONDITIONED SPACES MUST BE IC RATED

RECESSED LIGHT FIXTURES INSTALLED WITHIN NON- CONDITIONED SPACES MUST BE IC RATED AND LABELED. THE FIXTURES MUST BE SEALED WITH A GASKET OR CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING

A MINIMUM OF 75 PERCENT (75 %) OF THE LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICIENCY LAMPS.

BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING IN THE EXTERIOR WALLS

AN AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED

OUTLETS ON OPPOSITE SIDES OF A RATED WALL ASSEMBLY SHALL BE HORIZONTALLY SEPARATED BY NOT LESS THAN 24" OR SHALL BE PROTECTED WITH INTUMESCENT "PUTTY PADS".

ELECTRICAL OUTLET NOTES

WET LOCATIONS
15 AMP AND 20 AMP, 125V. AND 250V. RECEPTACLES INSTALLED IN WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG IS INSERTED. ALL 15 AMP AND 20 AMP, 125V. AND 250V. NON LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT TYPE

RECEPTACLES INSTALLED IN WET LOCATIONS WHERE THE PROTECTED INTENDED TO BE PLUGGED INTO IS NOT ATTENDED WHILE IN USE SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WITH THE ATTACHMENT PLUG CAP INSERTED OR REMOVED

A RECEPTACLE INSTALLED IN A WET LOCATION WHERE THE PRODUCT INTENDED TO BE PLUGGED INTO WILL BE ATTENDED WHILE IN USE (PORTABLE TOOLS) SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHEN THE ATTACHMENT PLUG IS REMOVED.

BATHTUB AND SHOWER PLACE RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A TUB OR SHOWER

4-Unit Townhouse
608 MAIN ST., LEMONT, IL

PLAN No. NB 0319-25
SHEET No. E 1

REVISIONS

DATE: November 17, 2025
DRAWN BY:
SCALE:
APPROVED BY:

DO NOT SCALE DRAWINGS

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

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EXHIBIT E

Findings of Fact

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 Mixed Use (MU).

2. The subject property does achieve the goals of the Lemont 2030 Comprehensive Plan.

3. The Planned Unit Development (PUD) is within the D-D, Downtown District.

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 5.66 Acres of Property Located at 15900 New Avenue, Lemont, Illinois to the D-D, Downtown District
DATE: November 9, 2026

SUMMARY/BACKGROUND

The Village of Lemont, petitioning on behalf of the Lemont Fire Protection District, is requesting rezoning of the approximately 5.566-acre property at 15900 W. New Avenue from the B-3 Arterial Commercial District to the D-D Downtown District. Fire Station No. 1 is relocating to the new facility currently under construction on 127th Street, and the subject property may become available for future redevelopment. The proposed rezoning would align the property's zoning classification with the Mixed Use future land use designation in the Lemont 2030 Comprehensive Plan and the surrounding Downtown zoning framework. No specific redevelopment proposal is associated with the request.

ANALYSIS

Comprehensive Plan

The subject property's future land use is Mixed Use (MU) in the Lemont 2030 Comprehensive Plan. The rezoning is in agreement with the Comprehensive Plan.

Planning & Zoning Commission

The Planning & Zoning Commission (PZC) conducted a public hearing on October 7, 2026. The PZC voted (4-0) to recommend approval of the rezoning from B-3 Arterial Commercial District to D-D Downtown District.

Committee of the Whole (COW)

The COW discussed the rezoning at the meeting held on October 19, 2026.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinance.

BOARD ACTION REQUESTED

A motion to approve the attached ordinance.

ATTACHMENTS

An Ordinance Rezoning Approximately 5.66 Acres of Property Located at 15900 New Avenue, Lemont, Illinois to the D-D, Downtown District

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-____-26

AN ORDINANCE REZONING APPROXIMATELY 5.66 ACRES OF PROPERTY LOCATED AT 15900 NEW AVENUE, LEMONT, ILLINOIS TO THE D-D, DOWNTOWN DISTRICT

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

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

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

ORDINANCE NO. O-_____-26

AN ORDINANCE REZONING APPROXIMATELY 5.66 ACRES OF PROPERTY LOCATED AT 15900 NEW AVENUE, LEMONT, ILLINOIS TO THE D-D, DOWNTOWN DISTRICT

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

WHEREAS, the Lemont Fire Protection District is the owner of certain real property commonly known as 15900 New Avenue, Lemont, Illinois, consisting of approximately 5.66 acres, and legally described in Exhibit A attached hereto and made a part hereof (the "Subject Property"); and

WHEREAS, the Village of Lemont, on behalf of the property owner, has initiated a request to rezone the Subject Property from the B-3, Arterial Commercial District to the D-D, Downtown District pursuant to the Village of Lemont Unified Development Ordinance; and

WHEREAS, a public hearing concerning the proposed rezoning was held before the Planning & Zoning Commission at its regular meeting on October 7, 2026, after due notice as required by law; and

WHEREAS, following the public hearing, the Planning & Zoning Commission voted (4-0) to recommend approval of the proposed rezoning; and

WHEREAS, the proposed rezoning to the D-D, Downtown District is consistent with the Mixed Use future land use designation identified in the Lemont 2030 Comprehensive Plan and will promote the public health, safety, and welfare of the Village.

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

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

Section 2: he Subject Property, legally described in Exhibit A attached hereto and made a part hereof, is hereby rezoned from the B-3, Arterial Commercial District to the D-D, Downtown District pursuant to the Village of Lemont Unified Development Ordinance.

Section 3: If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, such invalidity shall not affect the validity of the remaining provisions of this Ordinance.

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

Section 5: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

[INTENTIONALLY LEFT BLANK]

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

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

_____
John Egofske, Village President

Attest:

_____
Charlene M. Smollen, Village Clerk

EXHIBIT A – LEGAL DESCRIPTION

Permanent Real Estate Index Numbers (PINs): 22-20-305-046 and 22-20-305-044 and 22-20-309-002

Commonly known as: 15900 New Avenue, Lemont, Illinois 60439

LEGAL DESCRIPTION

(known as) 15900 New Avenue, Lemont, IL 60439

PARCEL I:

Of that part of Lots 7 & 8 of County Clerk's Division of Unsubdivided Lands in Section 20, Township 37 North, Range 11, East of the Third Principal Meridian, described as follows:

Beginning at a point 550 feet due east of the west line of Section 20 and 150 feet southerly of the southerly line of New Avenue, measured at right angles to said southerly line of New Avenue; Thence easterly along a line parallel and 150 feet southerly of the southerly line of New Avenue, measured at right angles to said southerly line of New Avenue, to the east line of said Lot 7; Thence southerly along the east line of Lots 7 and 8 to a point on the east line of said Lot 8, which is 66 feet southerly of the south line of Main Street; Thence westerly, parallel to the south line of Main Street and Main Street extended, 66 feet distant from said southerly line of Main Street and Main Street extended, measured at right angles thereto to a line 550 feet east of the west line of Section 20; Thence northerly along last described line to the point of beginning.

(Excepting the part of the aforesaid falling within the land described as follows:)
That part of Lot 7 beginning at the intersection of the south line of New Avenue with the west line of Block 9 in the Original Village of Lemont; Thence southerly along said west line of Block 9 to the southwest corner of said Block 9; Thence westerly along a line forming a right angle with the last described course, 110 feet; Thence northerly to a point on the south line of New Avenue, which point is 63 feet westerly of the point of beginning; Thence easterly to the point of beginning.

And excepting therefrom that part heretofore conveyed to Paul Powers, described as follows:

Beginning at a point 550 feet due east of the west line of Section 20 and 150 feet southerly of the southerly line of New Avenue, measured at right angles to said southerly line of New Avenue; Thence southerly along a line parallel to and 550 feet due east of the west line of Section 20, a distance of 150.08 feet; Thence easterly along a line parallel to the said southerly line of New Avenue, a distance of 50 feet; Thence northerly along a line parallel to the said west line of Section 20, a distance of 150.08 feet; Thence westerly along a line parallel to and 150 feet southerly of the southerly line of New Avenue, measured at right angles to said southerly line, a distance of 50 feet to the point of beginning.

PARCEL II:

Beginning at a point on the southerly line of New Avenue, 444 feet distant (as measured along said southerly line of New Avenue) from the east line of said Lot 7; Thence westerly along said southerly line of New Avenue, 344 feet; Thence on a line forming an angle of 87 degrees 20 minutes southeasterly from said southerly line of New Avenue, 150.16 feet to a point on a line 150 feet distant (measured at right angles thereto) and parallel to the southerly line of New Avenue; Thence easterly along a line parallel and 150 feet southerly of the southerly line of New Avenue (measured at right angles to said southerly line of New Avenue), 337.48 feet; Thence northerly to the point of beginning.

(Excepting therefrom that part heretofore conveyed to Brown Medical Clinic Building Corporation, by Warranty Deed recorded November 30, 1967, as Document Number 20340314, described as follows:)

Beginning at a point on the southerly line of New Avenue 444 feet distant (as measured along said southerly line of New Avenue) from the east line of said Lot 7; Thence westerly along said southerly line of New Avenue, 235 feet; Thence southerly along a line measured at right angles to the said southerly line of New Avenue, a distance of 150 feet; Thence easterly along a line that is parallel to and 150 feet distant from the said southerly line of New Avenue, a distance of 235 feet; Thence northerly along a line measured at right angles to the said southerly line of New Avenue to the point of beginning.

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 1.55 Acres of Property Located at 12940 Bell Road, Lemont, Illinois to the Institutional (INT) Zoning District
DATE:	November 9, 2026

SUMMARY/BACKGROUND

The Lemont Fire Protection District, represented by Jake McLaughlin of FGM Architects, is requesting rezoning of approximately 1.55 acres at 12940 Bell Road from the R-2 Single-Family Detached Residential District to the INT Institutional District.

The rezoning is requested in conjunction with a Preliminary Planned Unit Development (PUD) for redevelopment of the property, including demolition of the existing fire station and construction of a new 11,248-square-foot fire station. The existing cellular communications tower will remain.

ANALYSIS

Comprehensive Plan

The Lemont 2030 Comprehensive Plan designates the subject property Institutional (INST). The proposed INT zoning district is consistent with this designation and the property's longstanding use as a fire station.

Planning & Zoning Commission

The Planning & Zoning Commission (PZC) conducted a public hearing on October 7, 2026, to consider the proposed rezoning and Preliminary PUD. The PZC voted 4-0 to recommend approval of the rezoning.

Committee of the Whole

The COW discussed the rezoning proposal at their regularly scheduled meeting on October 19, 2026.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinance.

BOARD ACTION REQUESTED

A motion to approve the attached ordinance.

ATTACHMENTS

An Ordinance Rezoning Approximately 1.55 Acres of Property Located at 12940 Bell Road, Lemont, Illinois to the Institutional (INT) Zoning District

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-____-26

AN ORDINANCE REZONING APPROXIMATELY 1.55 ACRES OF PROPERTY LOCATED AT 12940 BELL ROAD, LEMONT, ILLINOIS TO THE INSTITUTIONAL (INT) ZONING DISTRICT

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

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

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

ORDINANCE NO. O-_____-26

AN ORDINANCE REZONING APPROXIMATELY 1.55 ACRES OF PROPERTY LOCATED AT 12940 BELL ROAD, LEMONT, ILLINOIS TO THE INSTITUTIONAL (INT) ZONING DISTRICT

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

WHEREAS, the Lemont Fire Protection District (the "Owner") is the owner of certain real property commonly known as 12940 Bell Road, Lemont, Illinois, consisting of approximately 1.55 acres, and legally described in Exhibit A attached hereto and made a part hereof (the "Subject Property"); and

WHEREAS, the Owner has requested that the Subject Property be rezoned from the R-2, Single-Family Detached Residential District to the INT, Institutional District pursuant to the Village of Lemont Unified Development Ordinance; and

WHEREAS, a public hearing concerning the proposed rezoning was held before the Planning & Zoning Commission at its regular meeting on October 7, 2026, after due notice as required by law; and

WHEREAS, following the public hearing, the Planning & Zoning Commission voted (4-0) to recommend approval of the proposed rezoning; and

WHEREAS, the proposed rezoning to the INT, Institutional District is consistent with the Institutional future land use designation identified in the Lemont 2030 Comprehensive Plan and will promote the public health, safety, and welfare of the Village.

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

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

Section 2: The Subject Property, legally described in Exhibit A attached hereto and made a part hereof, is hereby rezoned from the R-2, Single-Family Detached Residential District to the INT, Institutional District pursuant to the Village of Lemont Unified Development Ordinance.

Section 3: If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, such invalidity shall not affect the validity of the remaining provisions of this Ordinance.

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

Section 5: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

[INTENTIONALLY LEFT BLANK]

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

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

_____
John Egofske, Village President

Attest:

_____
Charlene M. Smollen, Village Clerk

EXHIBIT A – LEGAL DESCRIPTION

PIN: 22-35-201-028
Known As: 12940 Bell Road

BOUNDARY AND TOPOGRAPHIC SURVEY

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

The North 175.00 feet of the following described tract of land: Beginning at the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 35, Township 37 North, Range 11 East of the Third Principal Meridian, thence North 10°2.20 feet along the East line of said Southeast Quarter of the Northeast Quarter to a point that is 250.00 feet South of the North line of the Southeast Quarter of the Northeast Quarter; thence West along a line parallel with the North line of the Southeast Quarter of the Northeast Quarter a distance of 279.42 feet; thence Southwesterly 762.89 feet along the Southeasterly Commonwealth Edison Company right-of-way to a point on a line, said line being 400.00 feet East of and parallel with the West line of the Southeast Quarter of the Northeast Quarter of said Section 35; thence South 669.65 feet along said parallel line to a point on the South line of the Southeast Quarter of the Northeast Quarter of Section 35; thence East 922.11 feet to the Place of Beginning, (except the South and East 33.00 feet thereof taken for right-of-way) in Cook County, Illinois.



LEGEND

AR	AIR CONDITIONER
●	BOLLARD
←	DOWN GUY
E	ELECTRIC HANDHOLE
EM	ELECTRIC METER
EO	ELECTRIC OUTLET
⊕	FLAG POLE
⊳	FLARED END SECTION
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊠	FOUND MONUMENT
GM	GAS METER
⊕	GAS PIPELINE MARKER
☼	LIGHT
MB	MAIL BOX
SL	SEPTIC LID
✱	S.T. CROSS
S	SIGN
T	TELEPHONE HANDHOLE
TR	TELEPHONE RISER
TF	TRANSFORMER
	TREE
UP	UTILITY POLE
●	WELL
(U)	USED
(R)	RECORD
(M)	MEASURE



OVERHEAD UTILITIES
GAS UTILITIES (MARKED BY OTHERS)
TELEPHONE UTILITIES MARKED BY OTHERS)
FIBER OPTIC UTILITIES (MARKED BY OTHERS)
ELECTRIC UTILITIES (MARKED BY OTHERS)

PROJECT BENCHMARK
NATIONAL GEODETIC SURVEY
DESIGNATION H140"
ELEV=590.84 NAVD88

CLIENT: ERIKSSON ENGINEERING ASSOCIATES, LTD.
DRAWN BY: SES CHECKED BY: APG
SCALE: 1"=30' SEC. 35 T. 37 R. 11 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
I.L.N.: 27-35-20-028
JOB NO.: 250119 I.D. TP9
FIELDWORK COMP: 3/5/25 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use or possession should be hereon implied.
* This survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

ARTHUR P. ONTIVEROS
035-00857
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/2026
WOODSTOCK, ILLINOIS

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Dated at Woodstock McHenry County, Illinois 3/11 A.D., 2025.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 3857

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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 for Lemont Fire Protection District Station 2 on 1.55 Acres Located at 12940 Bell Road in Lemont, IL
DATE:	November 9, 2026

SUMMARY/BACKGROUND

The Lemont Fire Protection District, represented by Jake McLaughlin of FGM Architects, requests a Special Use for a Preliminary Planned Unit Development (PUD) to replace Fire Station No. 2 at 12940 Bell Road. The proposed 11,248-square-foot station includes 16 parking spaces, site circulation improvements, landscaping, stormwater facilities, and an electronic message center (EMC). The existing cellular tower will remain.

The Preliminary PUD requests deviations from the Unified Development Ordinance (UDO) for the north side yard setback, EMC sign area, and sanitary sewer connection. Final PUD approval and resolution of outstanding review comments are required.

ANALYSIS

Comprehensive Plan

The Lemont 2030 Comprehensive Plan designates the subject property as Institutional (INST). The proposed fire station redevelopment is consistent with this designation.

Planning & Zoning Commission (PZC)

On October 7, 2026, the PZC conducted a public hearing and voted 4-0 to recommend approval, subject to conditions addressed through revised plans or incorporated into the ordinance.

Committee of the Whole (COW)

The COW reviewed the Preliminary PUD on October 19, 2026. A requirement for a sidewalk along Bell Road has been incorporated into the ordinance.

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 for Lemont Fire Protection District Station 2 on 1.55 Acres Located at 12940 Bell Road in Lemont, IL

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-___-26

AN ORDINANCE GRANTING A SPECIAL USE FOR A PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR LEMONT FIRE PROTECTION DISTRICT STATION 2 ON 1.55 ACRES LOCATED AT 12940 BELL ROAD IN LEMONT, IL

(LFPD Station 2)

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 FOR LEMONT FIRE PROTECTION DISTRICT STATION 2 ON 1.55 ACRES LOCATED AT 12940 BELL ROAD IN LEMONT, IL

(LFPD Station 2)

WHEREAS, the Lemont Fire Protection District (the "Owner") is the owner of certain real property commonly known as 12940 Bell Road, Lemont, Illinois (PIN 22-35-201-028), consisting of approximately 1.55 acres, and legally described in Exhibit A attached hereto and made a part hereof (the "Subject Property"); and

WHEREAS, Jacob McLaughlin of FGM Architects (the "Petitioner"), acting on behalf of the Owner, has submitted an application for a Special Use for a Preliminary Planned Unit Development (PUD) for 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), consisting of the following (hereinafter referred to as "LFPD Station 2 Preliminary PUD"):

1. Site Geometry Plan by FGM Architects with revision date of 9/25/2026, attached hereto and incorporated herein as Exhibit B; and
2. Architectural Site Plan and Exterior Elevations by FGM Architects dated 9/14/2026, attached hereto and incorporated herein as Exhibit C; and
3. Exterior Perspective Renderings by FGM Architects dated 9/14/2026, attached hereto and incorporated herein as Exhibit D; and
4. Stormwater Management Report by Eriksson Engineering Associates, Ltd. dated

9/11/2026, attached hereto and incorporated herein as Exhibit E; and

5. Preliminary Civil Engineering Plans by Eriksson Engineering Associates, Ltd., submitted 9/14/2026, attached hereto and incorporated herein as Exhibit F; and
6. Preliminary Landscape and Tree Preservation Plans by FGM Architects dated 9/14/2026, attached hereto and incorporated herein as Exhibit G; and
7. Site Lighting Photometric Plans by FGM Architects dated 9/14/2026, attached hereto and incorporated herein as Exhibit H; and

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois, conducted a public hearing on October 7, 2026, concerning the Preliminary Planned Unit Development (PUD) request and voted 4-0 to recommend approval of the Preliminary PUD, subject to conditions that have been addressed through revised plans or incorporated into this Ordinance; and

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

WHEREAS, the Village President and Board of Trustees have reviewed the matter herein and have determined that the requested 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 findings of fact as set forth in Exhibit I.

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) for the Subject Property is 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 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 by the Village Board.
2. Prior to Final PUD approval, the following plans shall be applied for and submitted for approval to the Village:
    a) Final engineering plan,
    b) Final photometric plan,
    c) Final landscape plan, and
    d) Final architectural plans.
3. **Specific Conditions**. The following specific conditions shall apply:
    a) **Final PUD Plan.** An application for Final PUD is required at the time of Final PUD submittal.
    b) A sidewalk shall be provided along Bell Road as depicted on the Site Geometry Plan attached hereto as Exhibit B. In the event of any inconsistency between Exhibit B and

the Preliminary Civil Engineering Plans, Exhibit B shall govern with respect to the sidewalk. The Final PUD plans shall be revised accordingly.

c) **Departures from UDO Requirements**. The following departures from the UDO are a part of this PUD and ordinance:

1. **Side Yard Setback.** Section 17.07.010 and Table 17-07-01 – To allow a reduced north side yard setback of 18 feet where 30 feet is required in the Institutional (INT) District; and
2. **Electronic Message Center Sign Area.** Section 17.11.200(B)(3) – To allow an electronic message center to exceed 33% of the total monument sign area, as depicted in the approved Preliminary PUD plans; and
3. **Sanitary Sewer Connection**. Section 17.28.020 – To allow continued use of the existing septic system in lieu of connection to a public sanitary sewer, subject to confirmation of the system's suitability for the proposed development.

d) **Outstanding Comments.** The Petitioner must address all outstanding comments from the Consulting Planner, Village Engineer, Village Arborist, Village Ecologist, Village Plumber, and Fire Marshal, including parking lot landscaping and trash enclosure materials, prior to Final PUD approval.

e) **Bell Road Access**. The Petitioner shall obtain all required approvals from the Cook County Department of Transportation (CCDOT) for the proposed widening of the existing access to Bell Road.

f) **Existing Cellular Communications Tower.** The existing cellular communications tower located on the Subject Property shall remain.

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 _____ 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

Boundary and Topographic Survey / Legal Description

BOUNDARY AND TOPOGRAPHIC SURVEY

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

The North 175.00 feet of the following described tract of land: Beginning at the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 35, Township 37 North, Range 11 East of the Third Principal Meridian, thence North 10°2.20 feet along the East line of said Southeast Quarter of the Northeast Quarter to a point that is 250.00 feet South of the North line of the Southeast Quarter of the Northeast Quarter; thence West along a line parallel with the North line of the Southeast Quarter of the Northeast Quarter a distance of 279.42 feet; thence Southwesterly 762.89 feet along the Southeasterly Commonwealth Edison Company right-of-way to a point on a line, said line being 400.00 feet East of and parallel with the West line of the Southeast Quarter of the Northeast Quarter of said Section 35; thence South 669.65 feet along said parallel line to a point on the South line of the Southeast Quarter of the Northeast Quarter of Section 35; thence East 922.11 feet to the Place of Beginning, (except the South and East 33.00 feet thereof taken for right-of-way) in Cook County, Illinois.



LEGEND

AR	AIR CONDITIONER
●	BOLLARD
←	DOWN GUY
E	ELECTRIC HANDHOLE
EM	ELECTRIC METER
EO	ELECTRIC OUTLET
⊕	FLAG POLE
⊳	FLARED END SECTION
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊠	FOUND MONUMENT
GM	GAS METER
⊕	GAS PIPELINE MARKER
☼	LIGHT
MB	MAIL BOX
SL	SEPTIC LID
✱	S.T. CROSS
S	SIGN
T	TELEPHONE HANDHOLE
TR	TELEPHONE RISER
TF	TRANSFORMER
	TREE
UP	UTILITY POLE
●	WELL
(U)	USED
(R)	RECORD
(M)	MEASURE



OVERHEAD UTILITIES
GAS UTILITIES (MARKED BY OTHERS)
TELEPHONE UTILITIES MARKED BY OTHERS)
FIBER OPTIC UTILITIES (MARKED BY OTHERS)
ELECTRIC UTILITIES (MARKED BY OTHERS)

PROJECT BENCHMARK
NATIONAL GEODETIC SURVEY
DESIGNATION H140"
ELEV=590.84 NAVD88

CLIENT: ERIKSSON ENGINEERING ASSOCIATES, LTD.
DRAWN BY: SES CHECKED BY: APG
SCALE: 1"=30' SEC. 35 T. 37 R. 11 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
I.L.N.: 27-35-20-028
JOB NO.: 250119 I.D. TP9
FIELDWORK COMP: 3/5/25 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use or possession should be hereon implied.
* This survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

ARTHUR P. ONTIVEROS
035-00857
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/2026
WOODSTOCK, ILLINOIS

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Dated at Woodstock McHenry County, Illinois 3/11 A.D., 2025.

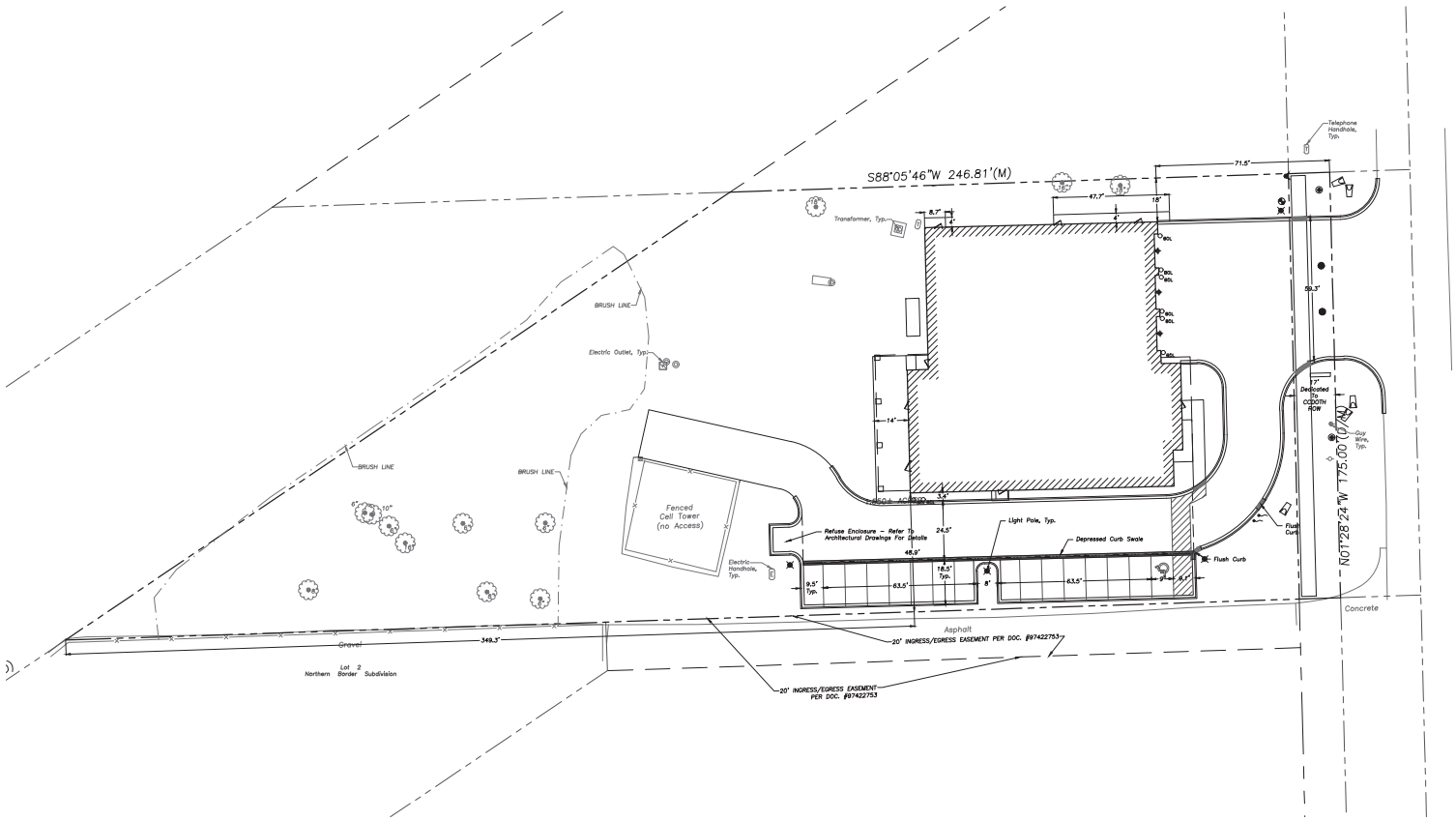
Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 3857

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Exhibit B

Site Geometry Plan



GEOMETRY NOTES

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

20' 0' 20' 40' 60'

Scale: 1"= 20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50 / G 780.00
x G 780.00	Gutter Elevation	
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

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

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NO	DATE	DESCRIPTION
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2	9.25.2026	100% DD

LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE GEOMETRY PLAN

SHEET NO.
C2.0

JOB NO. 23-3857.03

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\\EEA-NAS\Projects\25035 - FGM - Lemont Fire Station 2\Drawings\Lemont Fire Station 2 Site Plan.dwg

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Exhibit C

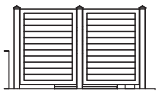
Architectural Site Plan and Exterior Elevations

GENERAL SITE PLAN NOTES

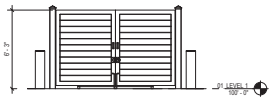
1. REFER TO G-SERIES SHEETS FOR TYPICAL ABBREVIATIONS, SYMBOLS & TAGS.
2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
3. EXPOSED FERROUS METALS ARE TO BE PAINTED, U.N.O.
4. PROVIDE GALVANIC SEPARATION BETWEEN DIFFERENT METAL TYPES, TYP.
5. NOTE ANY DISCREPANCIES BETWEEN CIVIL AND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

SITE PLAN LEGEND

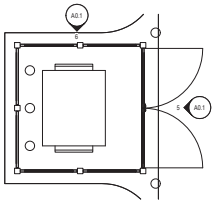
- PROPERTY LINE
- SETBACK LINE
- NEW CONCRETE PAVING 10' FOR DRIVE AISLES 5' FOR SIDEWALKS
- NEW ASPHALT PAVING HEAVY DUTY IN DRIVE AISLES STANDARD IN PARKING STALLS
- LEACH FIELD
- SNOWMELT SYSTEM
- GRAVEL



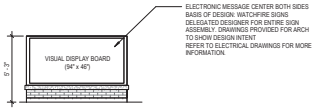
6 EXT ELEV - TRASH ENCLOSURE NORTH
1/4" = 1'-0"



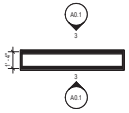
5 EXT ELEV - TRASH ENCLOSURE EAST
1/4" = 1'-0"



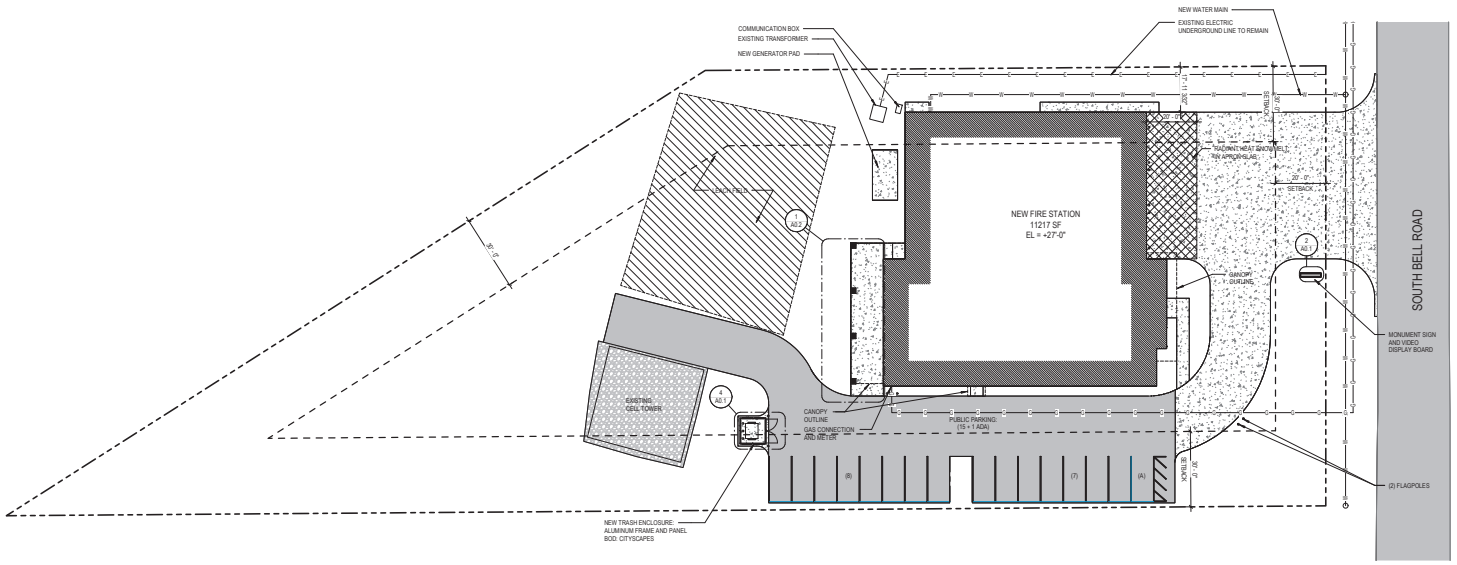
4 ENLARGED PLAN - TRASH ENCLOSURE
1/4" = 1'-0"



3 ELEVATION - EXTERIOR SIGN
1/4" = 1'-0"



2 ENLARGED PLAN - EXTERIOR SIGN
1/4" = 1'-0"



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

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ARCHITECTURAL SITE PLAN

SHEET NO.
A0.1

JOB NO. 23-3857.03

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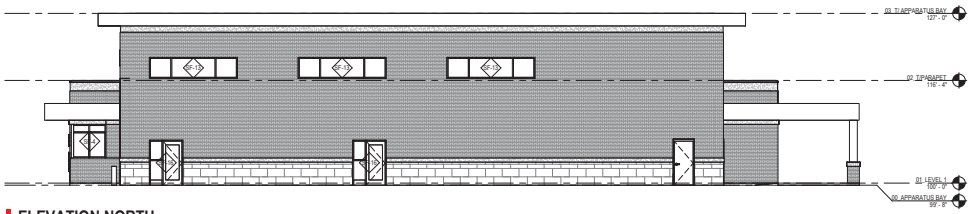
EXTERIOR MATERIALS LEGEND

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

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

STONE MASONRY (HONED)
SM-2
MFR: SILVERDALE QUALITY STONE
SIZE: VARIES, SEE ELEVATIONS
COLOR: LEMONT STATION 1 BLEND
USE: STONE BANDING AS INDICATED

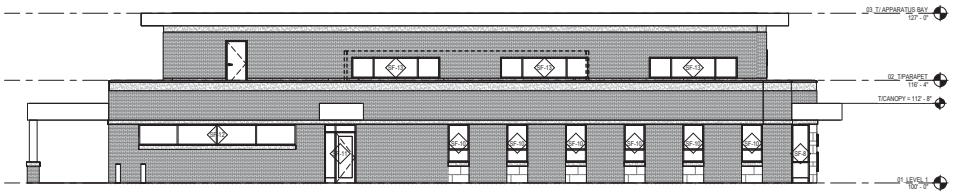
METAL COMPOSITE WALL PANEL (DESIGN BASIS)
MP-1
MFR: REYNOBOND
STYLE: 4MM FR
PAINT SYSTEM: COLORWELD 500
PAINT FINISH: SUNSHINE GRAY
TEXTURE: SMOOTH



4 ELEVATION NORTH
1/8" = 1'-0"



3 ELEVATION WEST
1/8" = 1'-0"



2 ELEVATION SOUTH
1/8" = 1'-0"



1 ELEVATION EAST
1/8" = 1'-0"

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FGM Architects
1 Westbrook Corporate Center
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EXTERIOR ELEVATIONS

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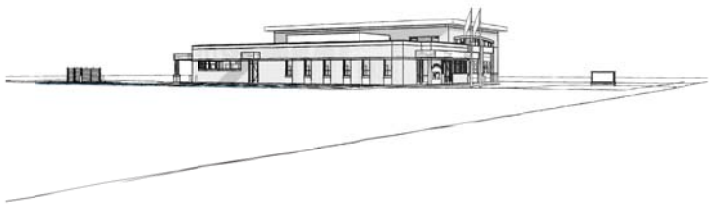
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Exhibit D

Exterior Perspective Renderings



5 EXTERIOR PERSPECTIVES



6 EXTERIOR PERSPECTIVES



3 EXTERIOR PERSPECTIVES



4 EXTERIOR PERSPECTIVES



1 EXTERIOR PERSPECTIVES



2 EXTERIOR PERSPECTIVES

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EXTERIOR PERSPECTIVES

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Exhibit E

Stormwater Management Report

Stormwater Management Report

Lemont Fire Station 2

September 11th, 2026



Prepared by:

Dan Nate, EIT
Eriksson Engineering Associates, Ltd.

ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 Commerce Drive, Ste A, Grayslake, IL 60030

847.223.4804

www.eea-ltd.com

September 11, 2026

TABLE OF CONTENTS

- Existing Conditions
- Proposed Conditions
- Appendix 1 – Preliminary Storm Water Calculations
  - Composite Runoff Coefficient (C) – Existing
  - Composite Runoff Coefficient (C) – Proposed
  - MWRD Detention Modified Rational Method
  - North Basin Storage Calculations
  - South Basin Storage Calculations

September 11, 2026

PRELIMINARY STORM WATER NARRATIVE

The proposed Lemont Fire Station 2 project is located at 12940 Bell Road, Lemont Illinois. The property is bound by Bell Road to the east, ComEd lines to the west, West Shore Pipeline Co to the North, and Northern Border Pipeline and an empty field to the south. The site also houses a cell tower which is owned by the Fire Protection District and leased to T-Mobile.

The project includes the demolition of the existing Lemont Fire Station 2 building in its entirety along with the demolition of several of the site hardscape and landscape improvements. The cell tower located on site will remain. Following demolition, this project includes the construction of a new Fire Station with apparatus bay and residential amenities, a new parking lot and driveway, various site landscape and hardscape improvements, and stormwater management.

EXISTING CONDITIONS

The existing total contiguous property of Lemont Fire Station 2 is 1.55-acres. The proposed development area (the "project area") is 1.08-acres and consists of roughly 60% impervious surfaces. The existing stormwater management system conveys stormwater runoff to a small basin located at the northeast corner of the property. The discharge from this basin is routed to the ditch along the west side of Bell Road. The property lines converge at the westernmost point of the property. A large portion of this triangular area is occupied by heavy brush, and no development is anticipated to take place here. Directly north of the cell tower and west of the existing fire station there is a septic field that serves the existing fire station.

PROPOSED CONDITIONS

GEOMETRICS

The proposed site will consist of a new Fire Station building occupying roughly the same place as the existing fire station, with the new station being geometrically aligned with Bell Road and the property line. As part of this project, a significant amount of property area will be dedicated to CCDOTH Right-Of-Way to match the surrounding parcels. A parking lot will be located south of the new fire station, and a paved access drive will reach the existing cell tower southwest of the new fire station. There will be a refuse enclosure located at the west end of the parking area. The existing septic system is to be evaluated for the potential of re-use for the new fire station as the nearest sanitary sewer is located over 1000 feet away from the property.

UTILITIES

<u>Water</u>

A new water service will be needed to provide the new building addition with sufficient domestic and fire flows. The water service is proposed to connect to the existing water main under Dunmoor Drive and extend along the north side of the property belonging to West Shore Pipeline Co, turning south along Bell Road, and finally entering the property and fire station along the north fire station property line.

Sanitary

As previously mentioned, the existing septic field is intended to be re-used. Preliminary investigation work is underway to determine the viability of this existing system.

STORMWATER MANAGEMENT

The proposed project will add roughly 11.7% impervious surface coverage to the 1.08-acre project area. Since the property is less than 3 acres, but the disturbance is over 0.50 acres, only MWRDGC rate control and volume control requirements will apply. The Village of Lemont will require detention in the amount of 125% of the volume calculated using the MWRDGC's Modified Rational Method, as per village code. Due to the cell tower, the septic field, the natural grading of the western portions of the site, the amount of space dedicated to CCDOTH ROW, and the shallowness of the ditch along Bell Road, the Lemont Fire Protection district is seeking variance on the Village of Lemont's stormwater detention requirements. This was discussed with Bruce Hill of HR Green, who serves as the Village's Engineering Department. The result of this discussion was for Eriksson Engineering Associates to provide as much stormwater management infrastructure as possible given the site constraints. Unfortunately, due to these constraints, the maximum amount of practicable stormwater storage is low. Currently, there are two basins proposed. One will be located along the north property line and will include storage underground within an infiltration trench/French drain. The other will be in the southeast corner of the site. The depth of this southeast basin is limited by the invert elevation of the discharge point in the Bell Road drainage ditch.

September 11, 2026

APPENDIX 1

PRELIMINARY STORM WATER CALCULATIONS

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: Lemont Fire Station 2 **PERMIT NUMBER:**

LOCATION: Lemont **DATE:** 7/23/2026

TYPE OF AREA (SELECT WITH DROP-DOWN)

- [X] DETAINED AREA
- [ ] UNRESTRICTED AREA
- [ ] UPSTREAM AREA
- [ ] MAJOR STORMWATER SYSTEM
- [ ] OTHER:

CONDITION (SELECT WITH DROP-DOWN)

- [ ] PROPOSED CONDITION
- [X] EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Impervious	0.95	0.48	0.45
Gravel	0.75	0.04	0.03
Pervious	0.45	0.56	0.25
TOTALS:		1.08	0.73

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.73}{1.08} \rightarrow \text{Composite C} = \mathbf{0.68}$$

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **Lemont Fire Station 2** **PERMIT NUMBER:**

LOCATION: **Lemont** **DATE:** **7/23/2026**

TYPE OF AREA (SELECT WITH DROP-DOWN)

- **X** DETAINED AREA
- ___ UNRESTRICTED AREA
- ___ UPSTREAM AREA
- ___ MAJOR STORMWATER SYSTEM
- ___ OTHER: ___

CONDITION (SELECT WITH DROP-DOWN)

- **X** PROPOSED CONDITION
- ___ EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Impervious	0.95	0.61	0.58
Pervious	0.40	0.47	0.19
TOTALS:		1.08	0.77

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.77}{1.08} \rightarrow \text{Composite C} = \mathbf{0.71}$$

MODIFIED RATIONAL METHOD: BULLETIN 70 RAINFALL DATA

PROJECT: Lemont Fire Station 2 **PERMIT NUMBER:**

LOCATION: Lemont **DATE:** 7/23/2026

DEVELOPMENT INFORMTION

1. Detained Area	1.076	acres
2. Composite Runoff Coefficient	0.712	
3. Actual Release Rate	0.160	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	**0.288**	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	10.92	8.36	8.20	0.056	
10 min	10.02	7.67	7.51	0.103	
15 min	8.20	6.28	6.12	0.126	
20 min	7.05	5.40	5.24	0.144	
30 min	5.60	4.29	4.13	0.171	
40 min	4.66	3.57	3.41	0.188	
50 min	4.00	3.06	2.90	0.200	
1 hr	3.56	2.73	2.57	0.212	
1.5 hr	2.68	2.05	1.89	0.235	
2 hr	2.24	1.72	1.56	0.257	
3 hr	1.62	1.24	1.08	0.268	
4 hr	1.31	1.00	0.84	0.279	
5 hr	1.11	0.85	0.69	0.285	
6 hr	0.95	0.73	0.57	0.281	
7 hr	0.86	0.66	0.50	0.288	←
8 hr	0.77	0.59	0.43	0.284	
9 hr	0.70	0.54	0.38	0.280	
10 hr	0.64	0.49	0.33	0.273	
11 hr	0.59	0.45	0.29	0.265	
12 hr	0.55	0.42	0.26	0.259	
18 hr	0.39	0.30	0.14	0.206	
24 hr	0.32	0.25	0.09	0.169	

DETENTION VOLUME PROVIDED

PROJECT: Lemont Fire Station 2 **PERMIT NUMBER:**

LOCATION: Lemont **DATE:** 9/10/2026

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
729.42	1.00			0.00
		165.50	0.00	
730.00	330.00			0.00
		546.50	0.01	
731.00	763.00			0.01
		1035.50	0.02	
732.00	1308.00			0.04

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	0.04
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**0.04**

DETENTION VOLUME PROVIDED

PROJECT: Lemont Fire Station 2 **PERMIT NUMBER:**

LOCATION: Lemont **DATE:** 9/10/2026

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
730.60	100.00			0.00
		229.00	0.00	
731.00	358.00			0.00
		807.00	0.02	
732.00	1256.00			0.02

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)
18	139	0.01

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	0.02
Storm Sewer Detention Volume (ac-ft)	0.01
Total Detention Volume (ac-ft)	**0.03**

Exhibit F

Preliminary Civil Engineering Plans

LEMONT FPD
FIRE STATION 2

12940 SOUTH BELL ROAD
LEMONT, ILLINOIS 60439



SITE LOCATION MAP (N.T.S.)

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

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

SURVEY PROVIDED BY:

Plat of Survey Provided By Vanderstappen Land Surveying, Inc. For Eriksson Engineering Associates, LTD. on 03-11-2025. Job No. 250119

PROJECT BENCHMARKS

1. *Site Bench Mark – Shown On C1.0*
   Top Of Well Near Gravel Display In Front Of Exisitng Building
   Elevation 734.84 NAVD88

J.U.L.I.E.

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

INDEX OF SHEETS

C0.0	Civil Engineering Cover Sheet
C1.0	Site Demolition Plan
C2.0	Site Geometry Plan
C3.0	Site Utility Plan
C4.0	Grading & Paving Plan
C5.0	Soil Erosion & Sediment Control Plan
C6.1	Site Work Details
C6.2	Site Work Details
L1.0	Lanscape Plan
TP1.0	Tree Preservation Plan

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LEMONT FIRE PROTECTION DISTRICT
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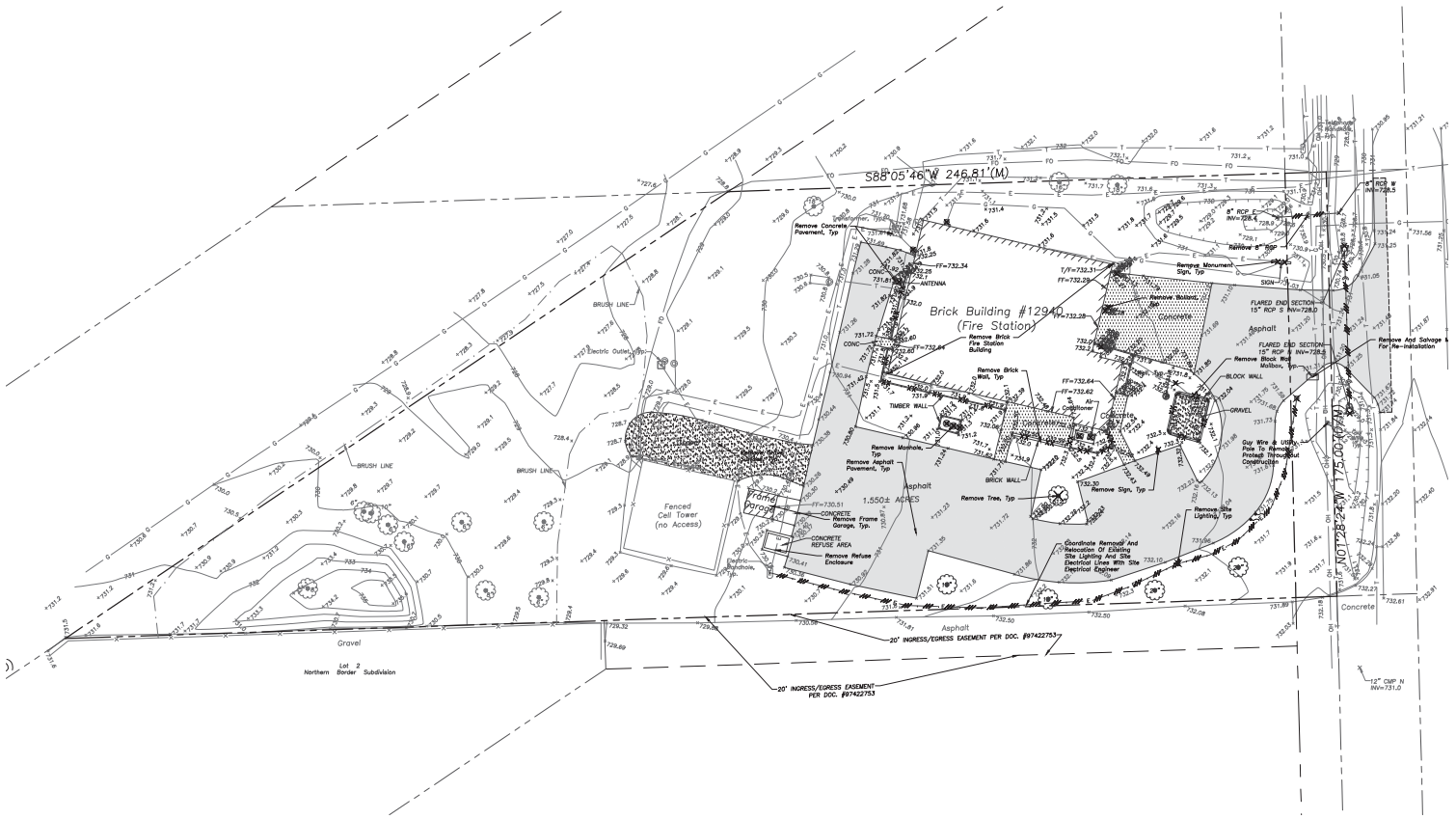
CIVIL ENGINEERING COVER SHEET

SHEET NO.
C0.0

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DEMOLITION NOTES

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

DEMOLITION LEGEND

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

20' 0' 20' 40' 60'

Scale: 1"= 20'

LEGEND

EXISTING	PROPOSED
Manhole	
Drainage Structure	
Drainage Structure	
Area Drain	
Clean Out	
Flared End Section	
Storm Sewer	
Sanitary Sewer	
Combined Sewer	
Water Main	
Gas Line	
Overhead Wires	
Electrical Cable (Buried)	
Telephone Line	
Fire Hydrant	
Valve Vault	
Buffalo Box	
Downspout	
Bollard	
Gas Valve	
Gas Meter	
Electric Meter	
Electric Manhole	
Hand Hole	
Light Pole	
Light Pole w/ Mast Arm	
Utility Pole	
Telephone Pedestal	
Telephone Manhole	
Sign	
Fence	
Accessible Parking Stall	
Curb & Gutter	
Depressed Curb	
× C 782.50 / × G 780.00 — Curb Elevation	C 782.50 / G 780.00
× P 783.25 — Gutter Elevation	
× W 782.10 — Pavement Elevation	P 783.25
× 784.0 — Sidewalk Elevation	W 782.10
× T/W 785.20 — Ground Elevation	784.0
Top of Retaining Wall Elevation	T/W 785.20
Swale	
781 — Contour Line	781
Deciduous Tree	
Coniferous Tree	
Brushline	
Tree Protection Fencing at Drip Line	

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FGMA ARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE DEMOLITION PLAN

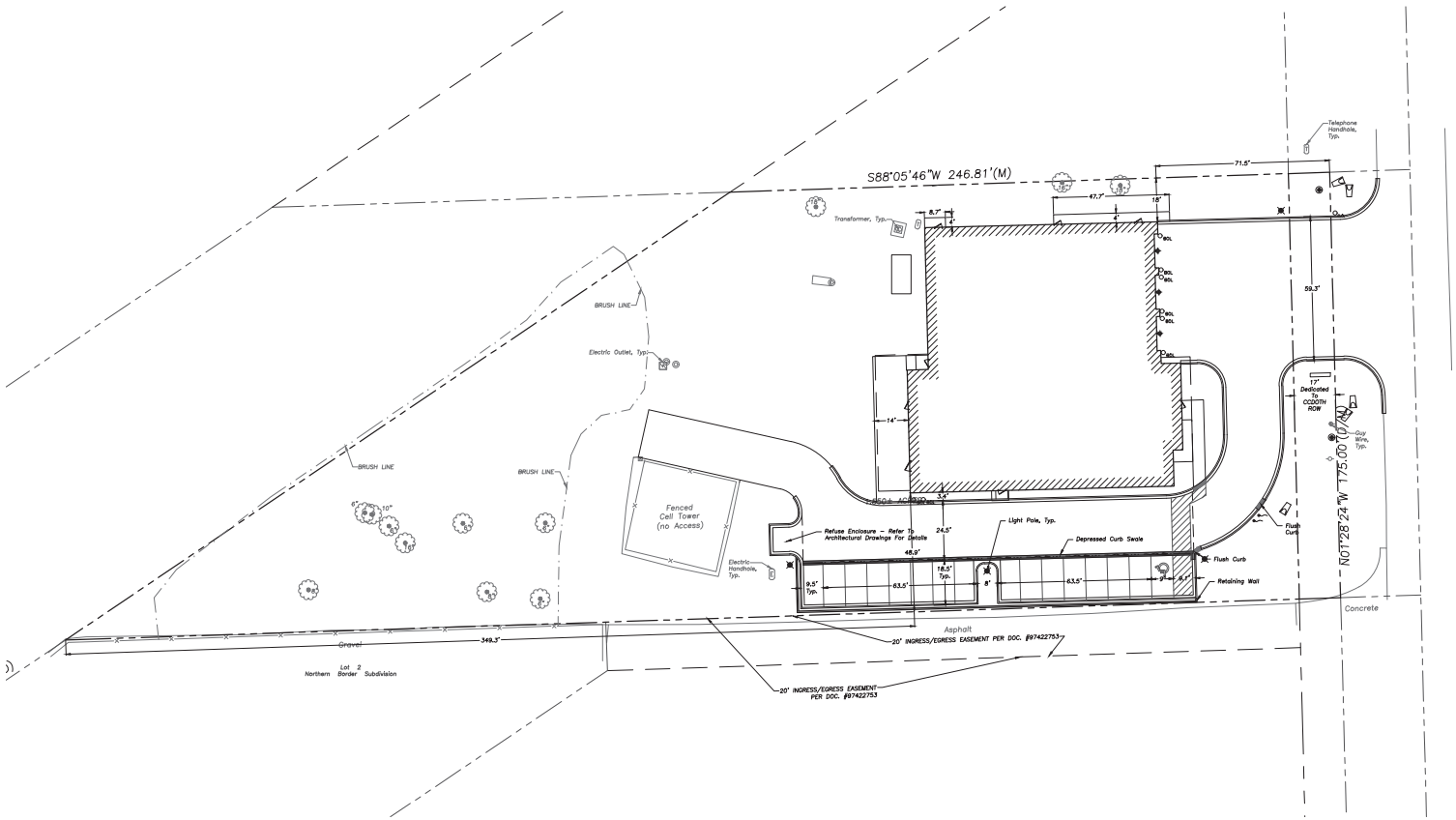
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GEOMETRY NOTES

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

N

20' 0' 20' 40' 60'

Scale: 1"= 20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Corrolated Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
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	Bollard	
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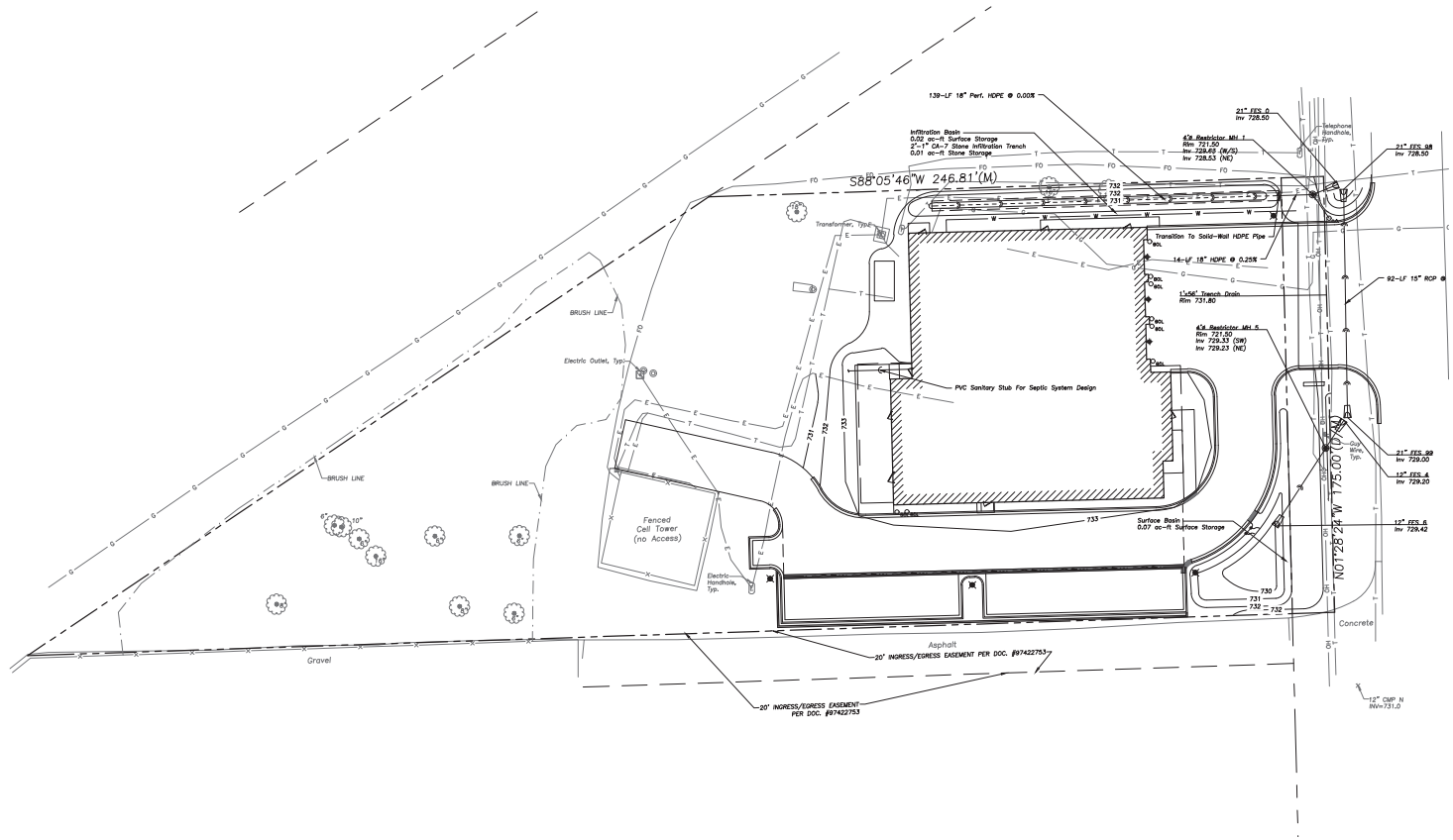
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	Drainage Structure	
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	Storm Sewer	
	Sanitary Sewer	
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	Gas Meter	
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UTILITY NOTES

1. This Project Is Located In A Separate Sewer Area.
2. Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
3. Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
4. Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation If Discrepancy Exists With These Drawings.
5. Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.
6. All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
7. Protection Of Water Supplies Shall Be As Described in Section 370.350 Of The Illinois Recommended Standards For Sewage Works Or Section 41-2.01 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.
8. Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
9. Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.
10. The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.
11. Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations, Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.
12. Obtain As-Built Information For All Pipes, In Accordance With As-Built Document Requirements, Prior To The Installation Of Any Inlet Hoods Or Trash Racks.

STRUCTURE NOTES

1. All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.
2. All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:
   4' Diameter Structure- 4"
   5' Diameter Structure- 6"
   6' Diameter Structure- 8"
3. All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
4. All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.
5. Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.
6. All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" imprinted as Appropriate.
7. For All Structures indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.
8. All Flared End Sections 12" and Larger Shall include an IDOT Standard Grate.
9. All Flared End Sections Shall Be Concrete.
10. All Sanitary Manholes Shall include a Chimney Seal.

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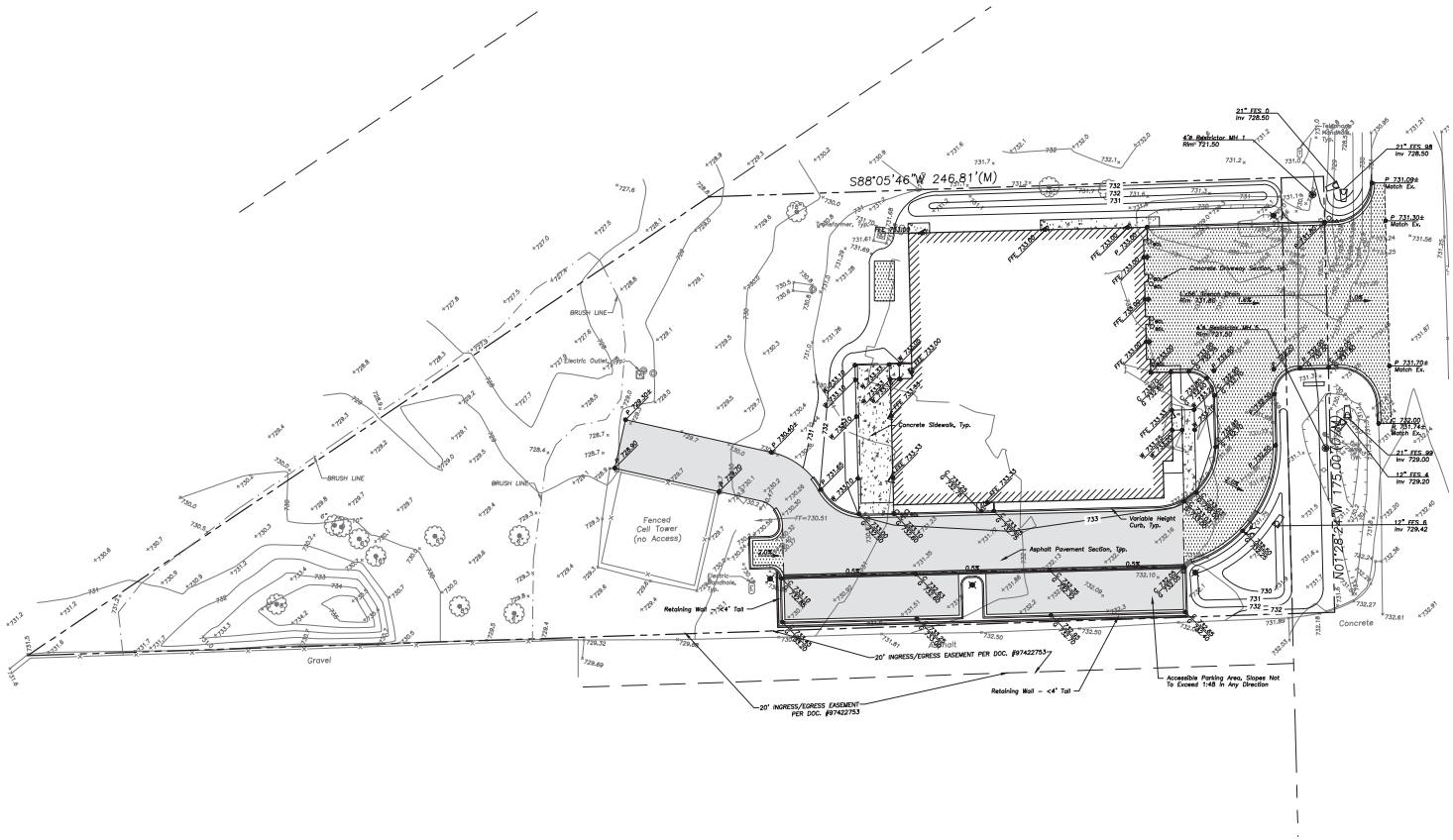
LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE UTILITY PLAN

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GRADING NOTES

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

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 5 oz/sy

Concrete Driveway Section
8" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Stormwater Overland Flow Path

Ridge Line/High Point

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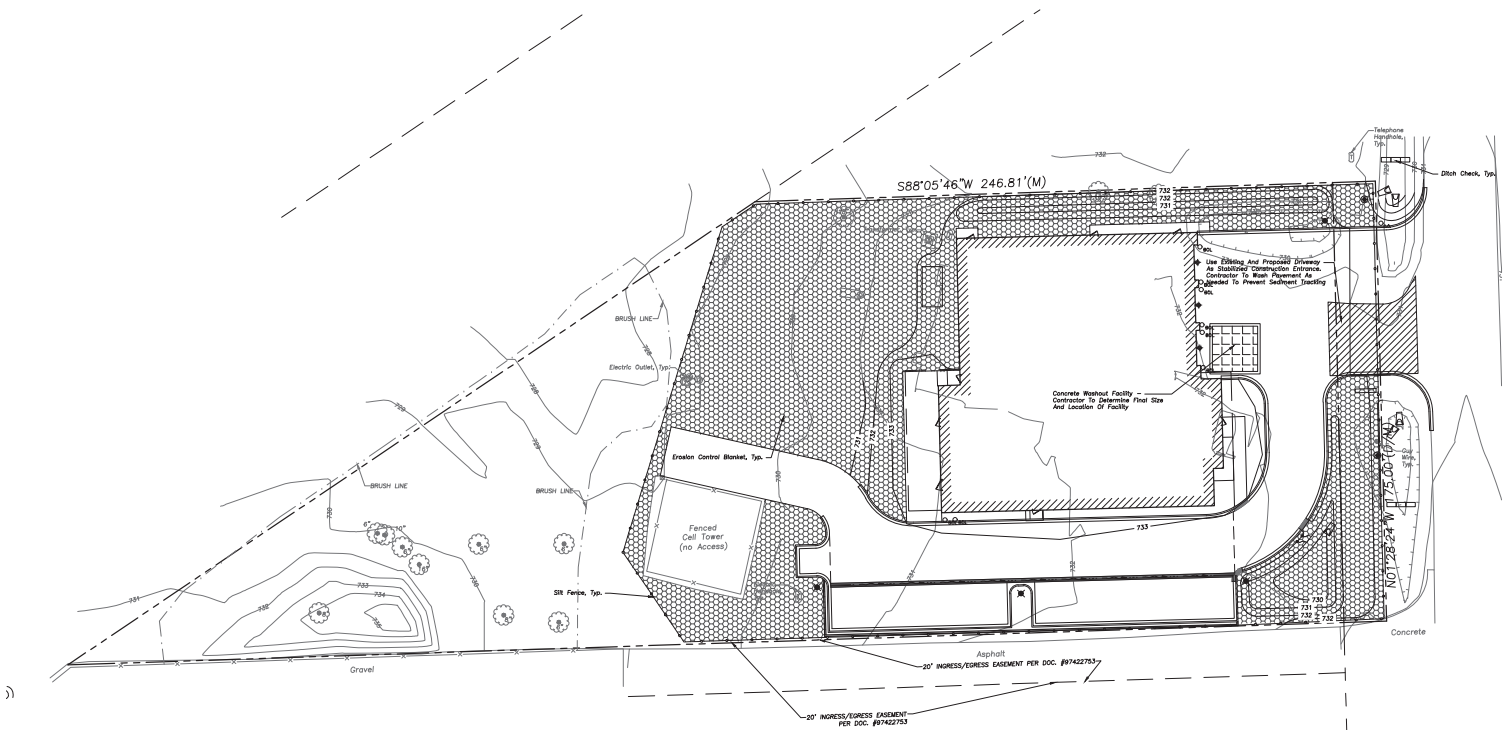
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4. Notify The Owner, Engineer and The Village Of Lemont A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It Is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
2. Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.
3. Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
4. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
5. Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days. Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete, Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
6. All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
7. Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
8. All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II And Lake County DECI Requirements.
9. Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
10. Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
11. Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services In Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
12. The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
13. Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green Bioket SC150BN Erosion Control Blanket, or Approved Equal.
14. Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur in Accordance with IEPA NPDES Requirements.
15. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
16. If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The EPA NPDES General Permit No ILR10 and Local and County Permits.
17. Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water into Storm Sewers Tributary to Open Water.

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

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

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket North American Green D575 Or Approved Equal
- Erosion Control Ditch Check

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FGMA ARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
ILLINOIS PROFESSIONAL DESIGN FIRM #184.008350

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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SOIL EROSION & SEDIMENT CONTROL PLAN

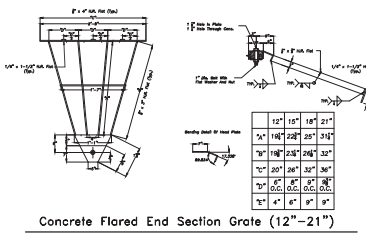
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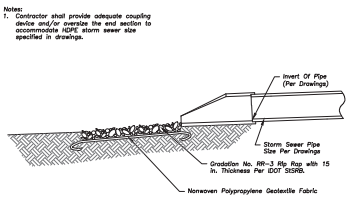
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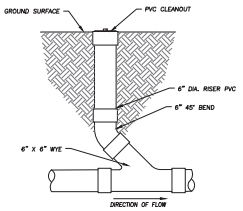
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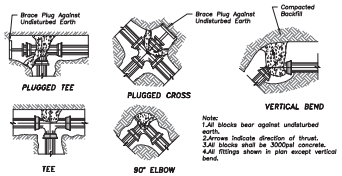
Concrete Flared End Section Grate (12"–21")



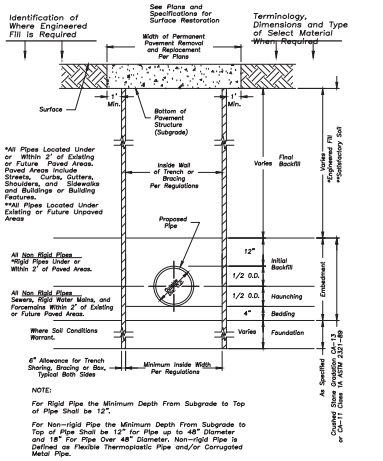
RIP RAP AT FLARED END SECTION



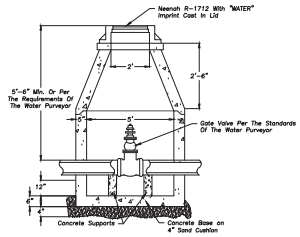
PVC CLEANOUT



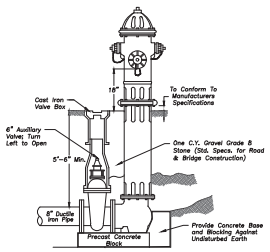
THRUST BLOCKING



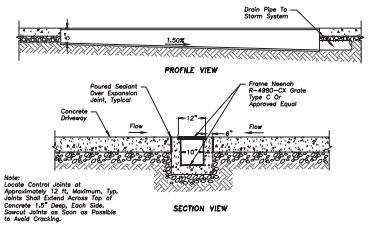
STORM SEWER AND WATER TRENCH SECTION



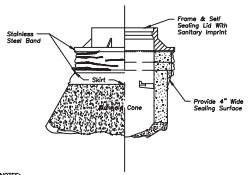
WATER VALVE VAULT



HYDRANT INSTALLATION

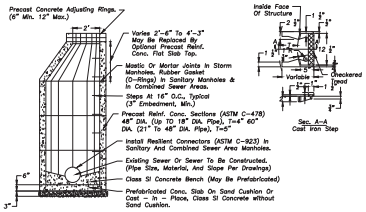


TRENCH DRAIN SECTION



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

SANITARY MANHOLE CHIMNEY SEAL



MANHOLE – 48"–60" DIA.

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FGMA ARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
ILLINOIS PROFESSIONAL DESIGN FIRM #184.000350

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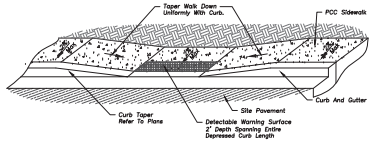
LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE WORK DETAILS

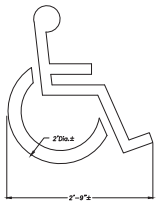
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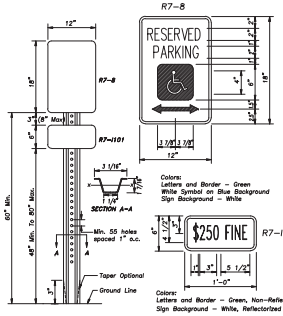


DEPRESSED ACCESSIBLE LANDING DETAIL



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

ACCESSIBLE PARKING STALL PAVEMENT MARKING



Notes: Dimensions Shown For Cross Sections Are Minimum.

All Holes Are 3/8"ø. Minimum Section Modulus About The X–X Axis Of The Post Shall Be 0.23 In.

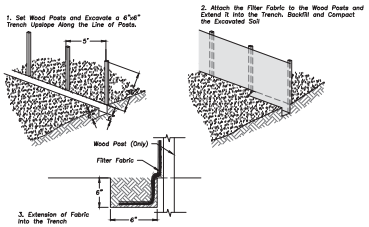
For Posts In Which Holes Are Punched Or Drilled For More Than Half Their Length, The Section Modulus Shall Be Computed For The Net Section.

3'–6" Post Bury Depth.

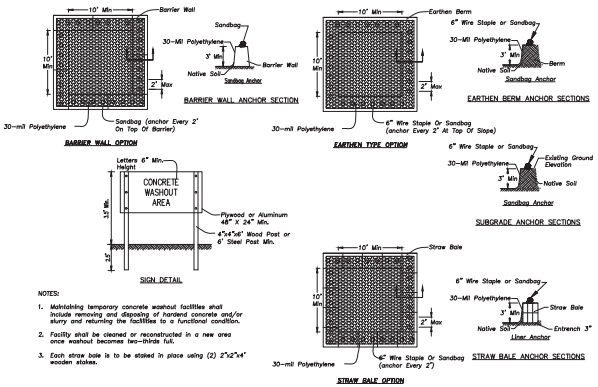
Post Shall Weigh 2.00 Lb./ft Length.

One In 8 Accessible Parking Spaces Must Be Van Accessible, Minimum Of One Van Accessible Spaces Have The Same Requirement Except They Must Also Have 96" Of Clear Vertical Space.

ACCESSIBLE PARKING SIGN



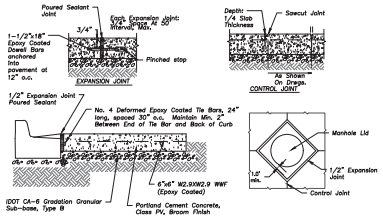
SILT FENCE CONSTRUCTION (AASHTO 288–00)



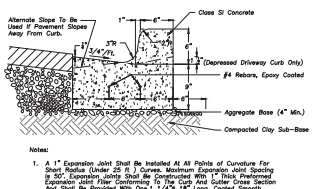
NOTES:

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

CONCRETE WASHOUT FACILITY



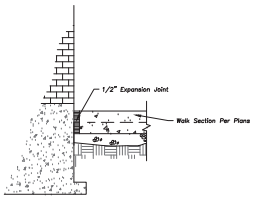
CONCRETE PAVEMENT DETAILS



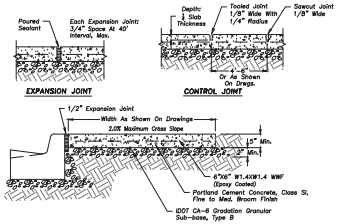
Notes:

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

B–6.12 CURB & GUTTER

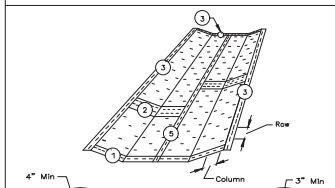


WALK ADJACENT TO BUILDING



PORTLAND CEMENT CONC. SIDEWALK

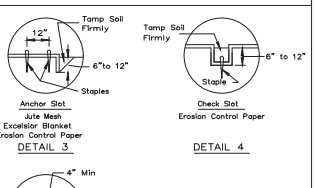
EROSION BLANKET PLAN



REFERENCE			
Project			
Designed	Date		
Checked	Date		
Approved	Date		

NRCS — STANDARD DWG. NO. IL–530 — SHEET 1 OF 2 — DATE 5–24–94

EROSION BLANKET PLAN



NOTES:

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

REFERENCE			
Project			
Designed	Date		
Checked	Date		
Approved	Date		

NRCS — STANDARD DWG. NO. IL–530 — SHEET 2 OF 2 — DATE 3–1–95

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FGMA ARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
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SITE WORK DETAILS

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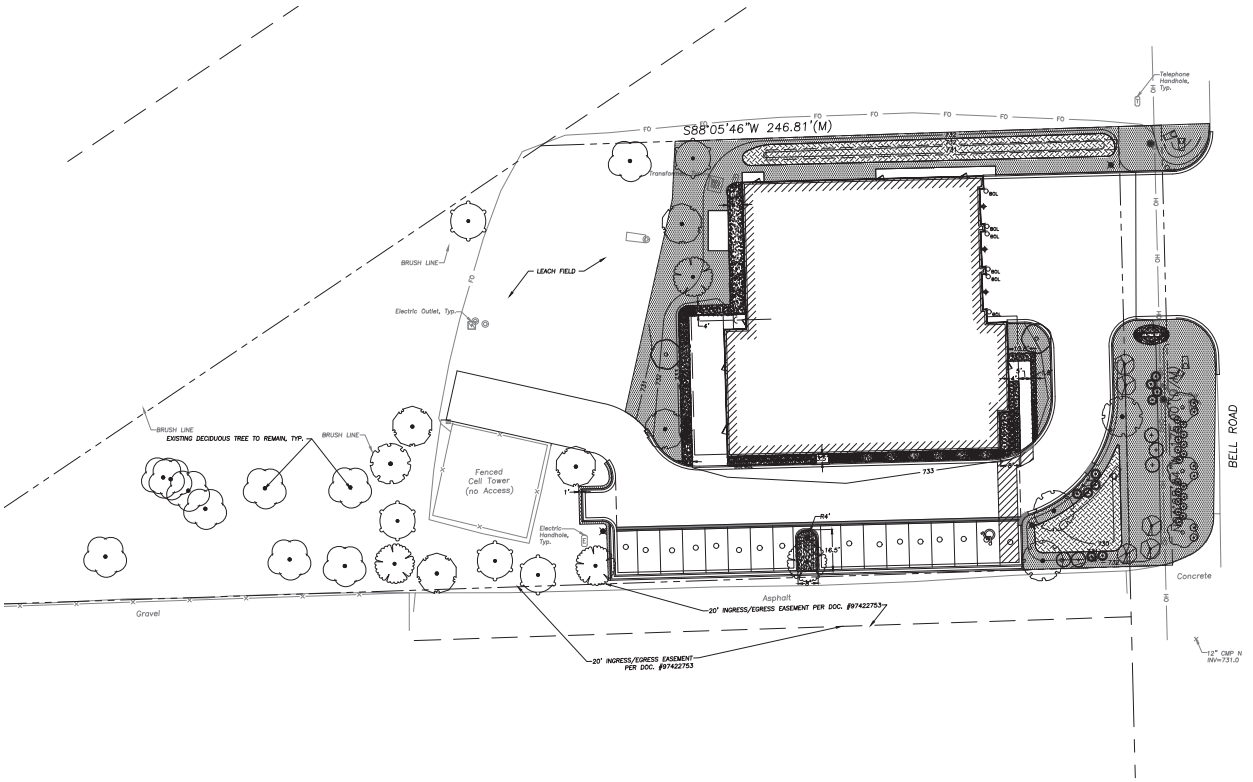
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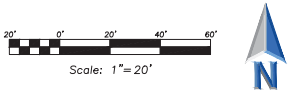
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Exhibit G

Preliminary Landscape and Tree Preservation Plans





LANDSCAPE NOTES:

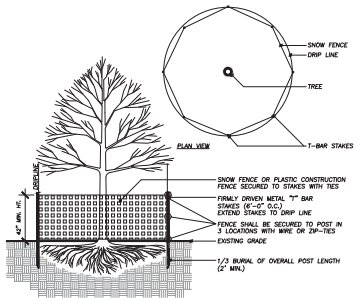
1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS THE DRIP LINE OF THE TREE TO BE PROTECTED UNLESS SPECIFIED OTHERWISE.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC.. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD. ALL TURF GRASS AREAS ADJACENT TO PAVEMENT OR CURB SHALL BE GRADED FLUSH WITH THAT PAVEMENT AND ALLOW POSITIVE DRAINAGE. ANY SETTLEMENT OF THE TURF GRASS AREAS SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL ACCEPTANCE BY OWNER.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND HOPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

PLANT SCHEDULE

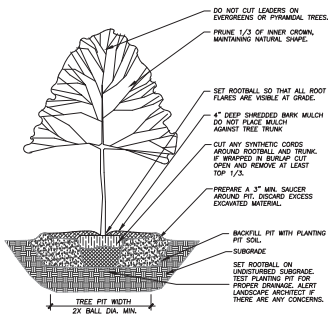
SYMBOL	CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES					
	LIQ STY	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	B & B	2.5" CAL.	4
	OST VIR	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM	B & B	2.5" CAL.	5
	QUE ELL	QUERCUS ELLIPSOIDALIS / NORTHERN PIN OAK	B & B	2.5" CAL.	5
	TAX MIC	TAXODIUM DISTICHUM 'MICKELSON' / SHAWNEE BRAVE™ BALD CYPRESS	B & B	2.5" CAL.	4
UNDERSTORY TREES					
	CER TOB	CERCIS CANADENSIS 'RNI-RCC3' / MIDNIGHT EXPRESS™ EASTERN REDBUD	B & B	2" CAL.	3
	ORA IN3	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	B & B	2" CAL.	2
SYMBOL	CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
DECIDUOUS SHRUBS					
	CEA AME	CEANOTHUS AMERICANUS / NEW JERSEY TEA	B & B	18" HT.	14
	COR RES	CORNUS SERICEA / RED TWIG DOGWOOD	CONT.	24" HT.	5
	COR FA4	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	B & B	18" HT.	10
	SAM BL3	SAMBUCUS NIGRA 'BLACK LACE' / BLACK LACE ELDERBERRY	B & B	24" HT.	4
	SPI DP2	SPIRAEA X 'NCSX2' / DOUBLE PLAY DOOZIE® SPIREA	B & B	18" HT.	14
	VIB ARR	VIBURNUM DENTATUM / VIBURNUM	CONT.	24" HT.	5
EVERGREEN SHRUBS					
	PIN SLO	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE	CONT.	18" HT.	31
	THU TOO	THUJA OCCIDENTALIS 'LINESVILLE' / LINESVILLE ARBORVITAE	CONT.	18" HT.	18
GRASSES					
	CEN GY	CENCHRUS ALOPECUROIDES 'BURGUNDY BUNNY' / BURGUNDY BUNNY DWARF FOUNTAIN GRASS	CONT.	#1	133
	SCH CAR	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM	CONT.	#1	24
SYMBOL	CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
PERENNIALS					
	ALL CER	ALLIUM CERNUUM / NODDING ONION	CONT.	#1	82
	AST PTA	ASTER PTARMICOIDES / UPLAND WHITE ASTER	CONT.	#1	71
	HEU DAL	HEUCHERA AMERICANA 'DALE'S STRAIN' / AMERICAN ALUMROOT	CONT.	#1	102
TURF GRASS					
	TUR HYD	TURF HYDROSEED / DROUGHT TOLERANT FESCUE BLEND	SEED		8,853 SF

SITE MATERIALS SCHEDULE

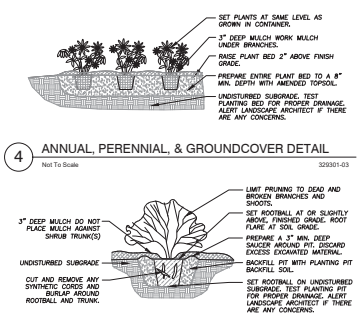
	EXISTING TREES TO REMAIN	10
	MULCH	1,468 SF
	WET-MESIC PRAIRIE SEED MIX	2,019 SF



1 TREE PROTECTION DETAIL
Not To Scale 329383-01



2 TREE PLANTING DETAIL
Not To Scale 329343-46



3 SHRUB PLANTING DETAIL
Not To Scale 329333-01

4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL
Not To Scale 329301-03

fgma
FGMARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
ILLINOIS PROFESSIONAL DESIGN FIRM #184.000330

STATE OF ILLINOIS
STEVEN S. GREGORY
157-000182
REGISTERED LANDSCAPE ARCHITECT
Expiration: 08/31/2027

NOT FOR CONSTRUCTION

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NO	DATE	ISSUANCE DESCRIPTION
	09.14.2026	PUD SUBMISSION

LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

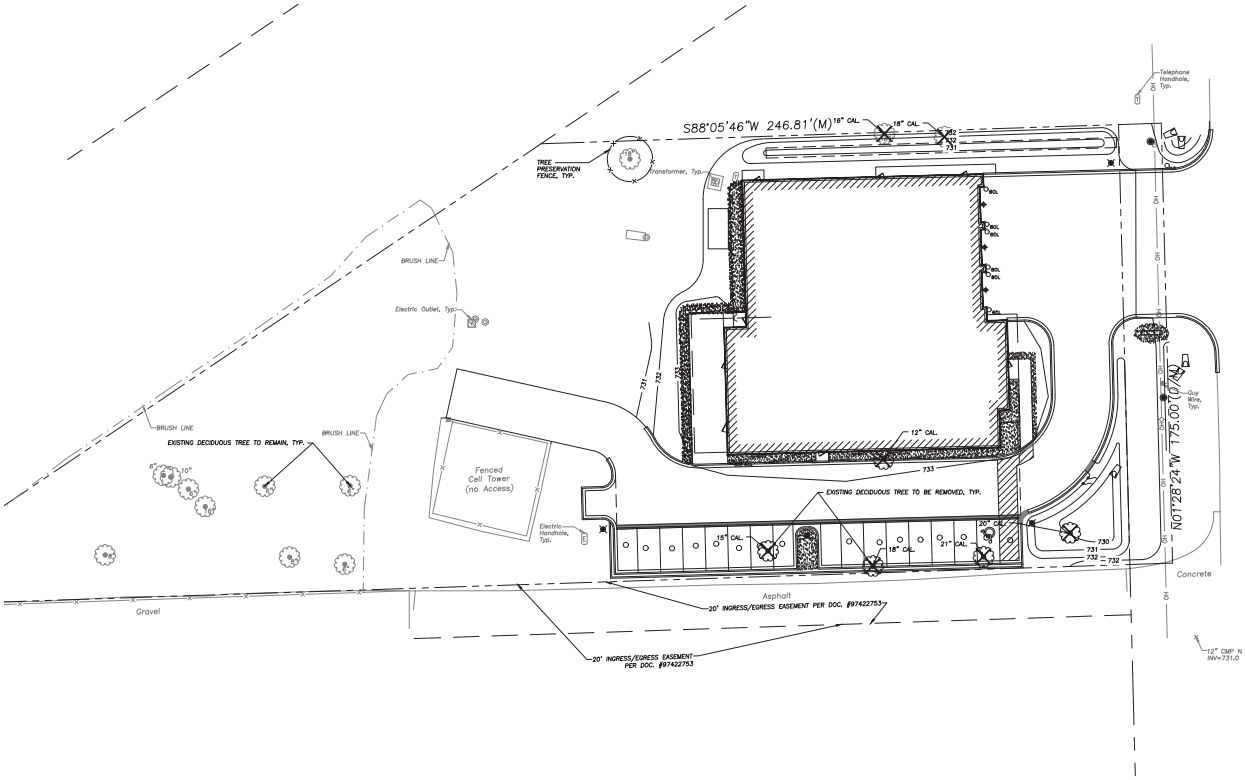
LANDSCAPE PLAN

SHEET NO.
L1.0

JOB NO. 23-3857.03

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20' 0' 20' 40' 60'

Scale: 1"=20'

TREE PRESERVATION NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.
2. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
3. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
5. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
6. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
7. TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.
8. TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
9. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AS SHOWN IN PLAN.
10. REVIEW TREE PROTECTION FENCE INSTALLATION WITH LANDSCAPE ARCHITECT, CITY FORESTER OR OWNERS REPRESENTATIVE PRIOR TO START OF CONSTRUCTION ACTIVITIES.
11. CONTRACT/ CONSTRUCTION FENCE TO INCLUDE PERIMETER OF TREE PROTECTION FENCE WHERE THESE INTERSECT.
12. MAINTAIN TREE PROTECTION AND FENCE WITHIN CONSTRUCTION/WORK LIMIT FENCE FOR THE DURATION OF THE PROJECT.
13. NO STAGING, TRENCHING, DIGGING, TRAFFICKING, RE-GRADING OR OTHER IMPACT SHALL BE ALLOWED IN TREE PROTECTION AREA.
14. CONTRACTOR MUST COORDINATE PLACEMENT OF EROSION CONTROL FENCE WITH TREE PROTECTION TO ENSURE MAXIMUM PROTECTION OF ROOTS, AND SOIL IN CANOPY ZONE.
15. TREE MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF DEBRIS ABD DUST PROTECTION. WASH TREE AND LEAVES WITHIN 24 HOURS POST OVERSPRAY FROM DUST, PAINT, CONSTRUCITON RESIDUE.
16. TEMPORARILY TIE CANOPY IF NEEDED FOR OVERHEAD PROTECTION, NOT TOO EXCEED 24 HOURS PER WEEK.
17. WHEN CONSTRUCTION ACTIVITIES REQUIRE AGGREGATE FILL WITHIN PROTECTED CRITICAL ROOT ZONE, AN INERT STONE MATERIAL MUST BE USED. (AVOID LIMESTONE)
18. ROOT PRUNE WHERE ESTABLISHED TREE CRITICAL ROOT ZONES ARE IMPACTED BY CONSTRUCTION ACTIVITIES. TO BE DONE UNDER THE GUIDANCE OF A CERTIFIED ARBORIST.

fgma
FGMA ARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
ILLINOIS PROFESSIONAL DESIGN FIRM #184.000330

STATE OF ILLINOIS
STEVEN S. GREGORY
157-000502
PROFESSIONAL ARCHITECT
Expiration: 08/31/2027

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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

TREE PRESERVATION PLAN

SHEET NO.
TP1.0

JOB NO. 23-3857.03

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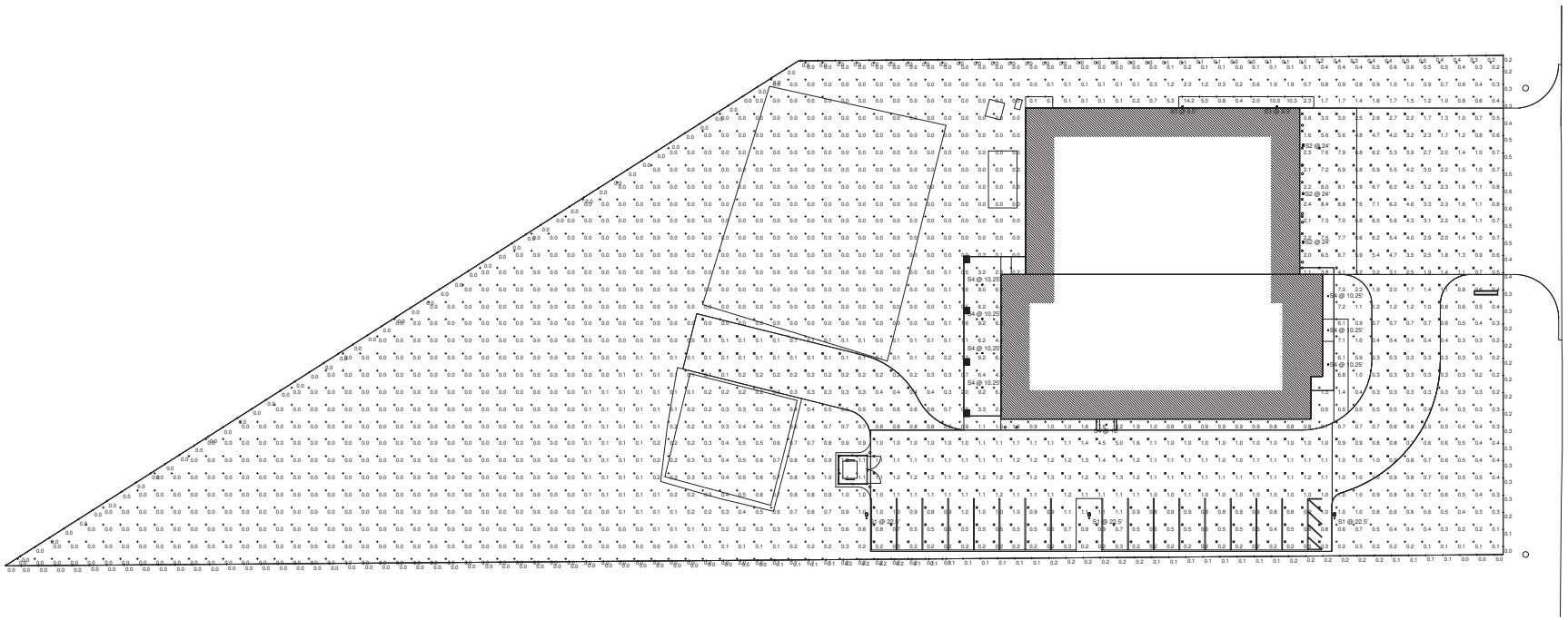
Exhibit H

Site Lighting Photometric Plans

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Min/Max
Apparatus Bay Access	+	3.5 fc	8.8 fc	0.3 fc	17.6:1	7.0:1	0.04
Parking Lot	+	0.9 fc	5.0 fc	0.2 fc	25.0:1	4.5:1	0.04
Patient Lot Access	+	0.7 fc	2.0 fc	0.3 fc	6.7:1	2.3:1	0.15
Property Line	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A	0.00
Rear Access	+	0.3 fc	0.8 fc	0.0 fc	N/A	N/A	0.00
Site	+	0.7 fc	14.2 fc	0.0 fc	N/A	N/A	0.00

Note
1. Calculation points made at 0'-0" AFF in a 6' x 6' grid.

Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	S1	3	DSX0 LED P2 40K 80CRI T5M HS	D-Series Size 0 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 2 Medium Houseside Shield		1	4864	0.95	45.14
	S2	3		SI 816 K3	LED 55.3W	1	6072	0.95	61
	S3	2		2244WH	LED 17.6W	1	2484	0.95	21
	S4	6	WO4S D 10LM 40K 80CRI MWD P WR	WO4 Round Shallow Downlight 1000 Lumens 40K 80CRI Medium Wide Open Reflector White		1	1109	0.95	10.5



fgma
FGMA ARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
ILLINOIS PROFESSIONAL DESIGN FIRM #184.006550

Mechanical - Electrical Engineers
1216 Tower Road
Schaumburg, Illinois 60173
847.882.2010
Fax 847.882.2201

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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE LIGHTING PHOTOMETRICS

SHEET NO.
E0.2

JOB NO. 23-3857.03
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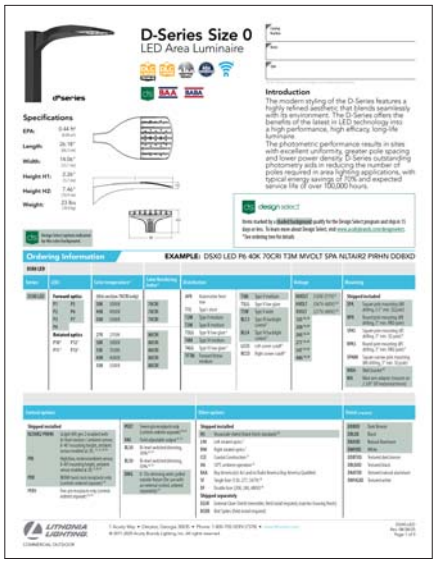
9/10/2026 12:44:57 PM
C:\Users\VAC\Document\23754A1_Lemont FPD Station 2_MEP Central_V24_andy5HQ8V.rvt
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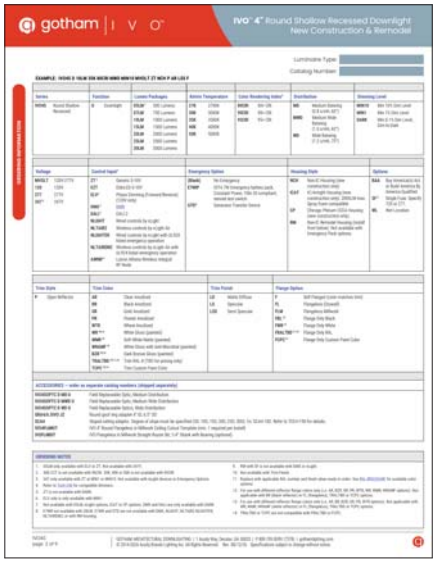
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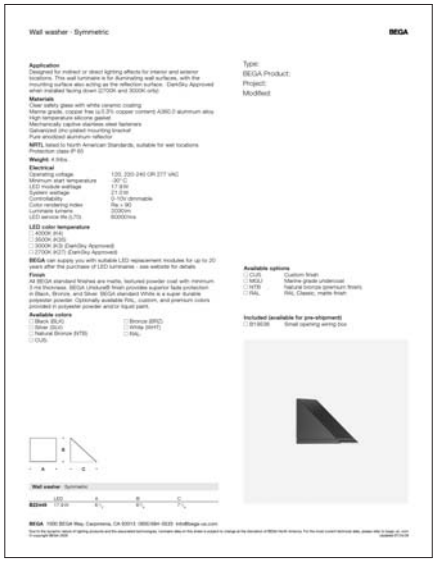
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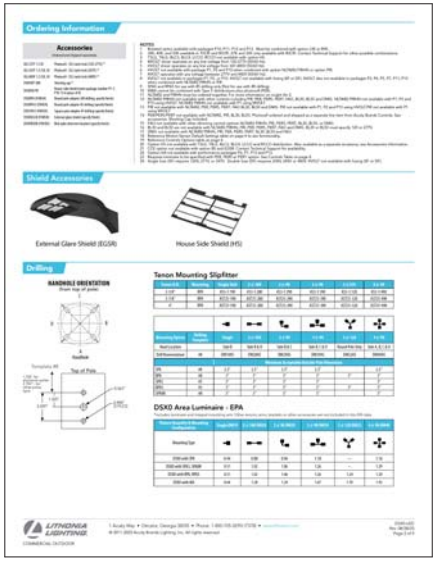
TYPE 'S1'



TYPE 'S4'



TYPE 'S3'



TYPE 'S1'

FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154

630.574.8300 OFFICE

ILLINOIS PROFESSIONAL DESIGN
FIRM #184.006550

Mechanical - Electrical Engineers
1016 Tower Road
Schaumburg, Illinois 60173
847.882.2010
Fax 847.882.2261

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ISSUANCE

NO.	DATE	DESCRIPTION
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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE LIGHTING CUTSHEETS

SHEET NO.
E0.3

JOB NO. 23-3857.03

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Exhibit I

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 Property as Institutional (INST).

2. The proposed fire station is consistent with the Institutional (INST) future land use designation and supports the Comprehensive Plan's objectives related to public safety, emergency response services, and community infrastructure.

3. The LFPD Station 2 PUD sufficiently meets the standards for PUD objectives found in §17.08.010 C.

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 1.52 Acres of Property Located at 11520 Walker Road, Lemont, Illinois to the Institutional (INT) Zoning District
DATE:	November 9, 2026

SUMMARY/BACKGROUND

The Lemont Fire Protection District is requesting rezoning of the approximately 1.52-acre property at 11520 Walker Road from R-5 PUD (Single-Family Attached Residential) to INT (Institutional District). The property has been developed and operated as Fire Station No. 4 since its approval in 2004. The proposed rezoning would establish a zoning classification consistent with the existing public facility use and allow an electronic message center (EMC) pursuant to the Unified Development Ordinance (UDO).

ANALYSIS

Comprehensive Plan

The Lemont 2030 Comprehensive Plan designates the subject property as Employment Center (EC). The proposed rezoning to INT Institutional District recognizes the established public facility use and is generally compatible with the Employment Center future land use designation.

Planning & Zoning Commission (PZC)

The Planning and Zoning Commission conducted a public hearing on October 7, 2026, and voted 4-0 to recommend approval of the rezoning.

Committee of the Whole (COW)

The rezoning for LFPD Station 4 was discussed at regularly scheduled COW meeting on October 19, 2026.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinance.

BOARD ACTION REQUESTED

A motion to approve the attached ordinance.

ATTACHMENTS

An Ordinance Rezoning Approximately 1.52 Acres of Property Located at 11520 Walker Road, Lemont, Illinois to the Institutional (INT) Zoning District

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-____-26

AN ORDINANCE REZONING APPROXIMATELY 1.52 ACRES OF PROPERTY LOCATED AT 11520 WALKER ROAD, LEMONT, ILLINOIS TO THE INSTITUTIONAL (INT) ZONING DISTRICT

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

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

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

ORDINANCE NO. O-_____-26

AN ORDINANCE REZONING APPROXIMATELY 1.52 ACRES OF PROPERTY LOCATED AT 11520 WALKER ROAD, LEMONT, ILLINOIS TO THE INSTITUTIONAL (INT) ZONING DISTRICT

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

WHEREAS, the Lemont Fire Protection District (the "Owner") is the owner of certain real property commonly known as 11520 Walker Road, Lemont, Illinois, consisting of approximately 1.52 acres, and legally described in Exhibit A attached hereto and made a part hereof (the "Subject Property"); and

WHEREAS, the Owner, represented by Jacob McLaughlin of FGM Architects, has requested that the Subject Property be rezoned from the R-5 PUD, Single-Family Attached Residential District to the INT, Institutional District pursuant to the Village of Lemont Unified Development Ordinance; and

WHEREAS, the Planning and Zoning Commission (PZC) conducted a public hearing on October 7, 2026, concerning the requested rezoning and voted 4-0 to recommend approval of the rezoning from R-5 PUD Single-Family Attached Residential District to INT Institutional District; and

WHEREAS, the proposed rezoning to the INT, Institutional District is generally compatible with the Employment Center future land use designation identified in the Lemont 2030 Comprehensive Plan and will promote the public health, safety, and welfare of the Village; and

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-5 PUD, Single-Family Attached Residential District to the INT, Institutional District pursuant to the Village of Lemont Unified Development Ordinance.

Section 3: If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, such invalidity shall not affect the validity of the remaining provisions of this Ordinance.

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

Section 5: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

[INTENTIONALLY LEFT BLANK]

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

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

_____
John Egofske, Village President

Attest:

_____
Charlene M. Smollen, Village Clerk

EXHIBIT A – LEGAL DESCRIPTION

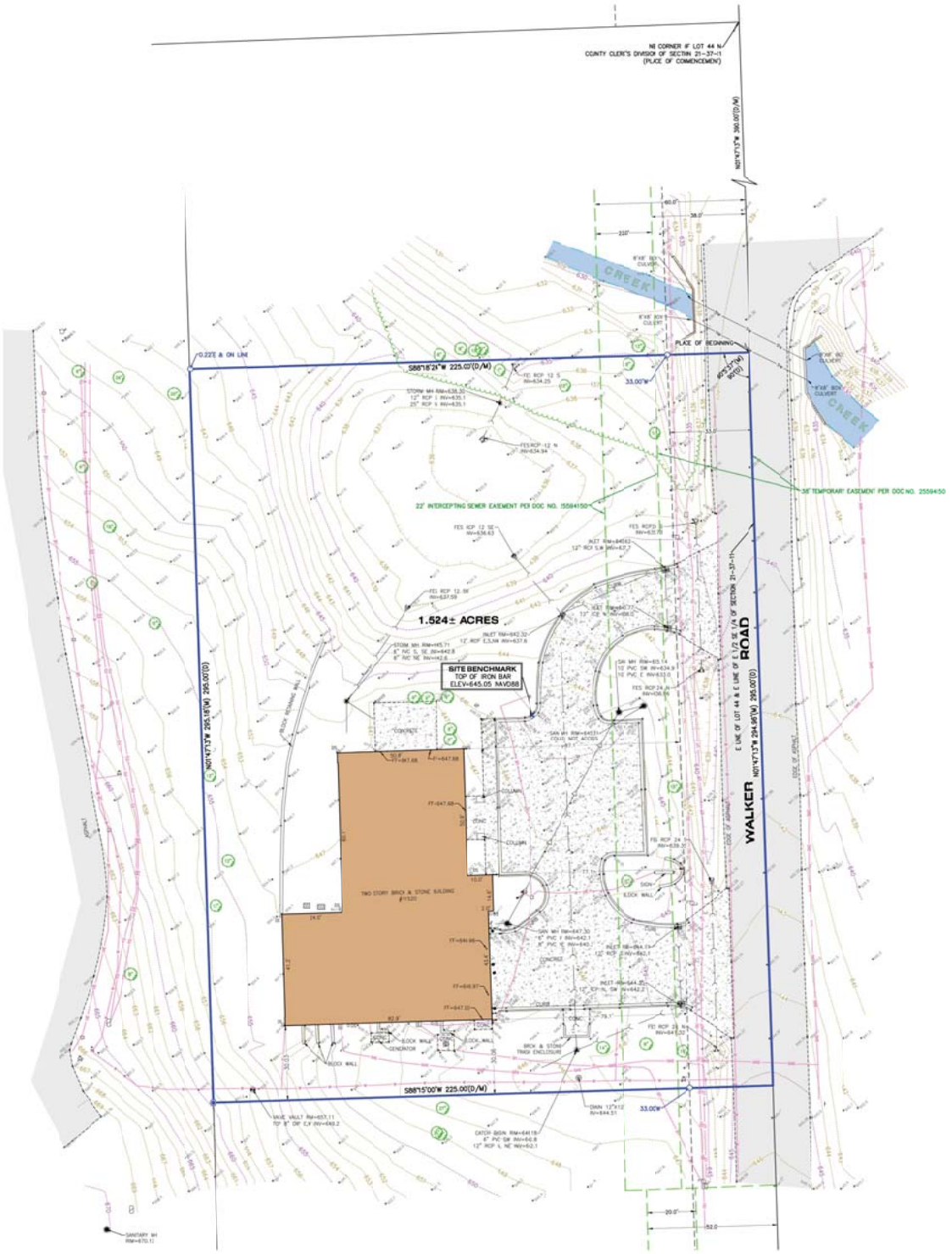
PIN: 22-21-401-011

Known As: 11520 Walker Road

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

BOUNDARY AND TOPOGRAPHIC SURVEY

That part of Lot 44 in County Clerk's Division of Section 21, Township 37 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Lot 44; thence South along the East line of said Lot 44, also being the East line of the East Half of the Southeast Quarter of Section 21, for a distance of 390.00 feet for a Place of Beginning; thence West at right angles to said East line of Lot 44, a distance of 225.00 feet; thence South on a line parallel with the East line of Lot 44, a distance of 295.00 feet; thence East 225.10 feet to a point on the East line of said Lot 44, said point being 295 feet South of the Place of Beginning, in Cook County, Illinois.



PROJECT BENCHMARK
NGS DATA BENCHMARK
DESIGNATION "D150"
ELEV=609.15 NAVD88

UTILITY LINE LEGEND

STORM SEWER	
SANITARY SEWER	
WATER MAIN	
FIBER OPTIC	
UNDERGROUND TELEPHONE	
UNDERGROUND ELECTRIC	
GAS LINE	
OVERHEAD UTILITIES	

20' 0' 20' 40'
SCALE: 1" = 20'

LEGEND

	CATCH BASIN
	CURB INLET
E	ELECTRIC METER
	FIRE CONNECTION
	FIRE HYDRANT
	FOUND IRON BAR
	SET IRON BAR
G	GAS METER
	HANDHOLE UNKNOWN
I	IRRIGATION CONTROL VALVE
	LIGHT
	MANHOLE
	SANITARY MANHOLE
	SIGN
	STORM MANHOLE
T	TELEPHONE RISER
	TRANSFORMER
TV	TV RISER
	WATER SHUT-OFF
	WATER VALVE
(M)	MEASURE
(R)	RECORD

CLIENT: BRICKSON ENGINEERING ASSOCIATES, LTD
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=20' SEC. 21 T. 17 R. 11 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
I.L.N.: 22-21-401-011
JOB NO.: 250121 I.D. TP9
FIELDWORK COMP: 03/05/25 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.
REF: _____

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

ARTHUR P. GRIMALDI
035-003867
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/326
WOODSTOCK, ILLINOIS

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Dated at Woodstock McHenry County, Illinois 03/11 A.D., 2025.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 3867

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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 Amending Ordinance O-67-04 and Approving An Amendment to the Planned Unit Development (PUD) for Lemont Fire Protection District Station No. 4 Located at 11520 Walker Road, Lemont, Illinois
DATE:	November 9, 2026

SUMMARY/BACKGROUND

The Lemont Fire Protection District, represented by Jake McLaughlin of FGM Architects, is requesting an amendment to the existing Planned Unit Development (PUD) approved under Ordinance O-67-04 for Fire Station No. 4, located at 11520 Walker Road. The amendment would allow installation of an electronic message center (EMC) along Walker Road, and incorporates a 1,944-square-foot building addition and 434-square-foot covered patio, currently under construction, into the approved PUD plans. The existing fire station use would remain unchanged.

ANALYSIS

Comprehensive Plan

The Lemont 2030 Comprehensive Plan designates the subject property as Employment Center (EC).

Planning & Zoning Commission (PZC)

The Planning and Zoning Commission conducted a public hearing on October 7, 2026, and voted 4-0 to recommend approval of the PUD amendment.

Committee of the Whole (COW)

The COW discussed the PUD amendment to allow the electronic message board sign at the regularly scheduled meeting on October 19, 2026.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinance.

BOARD ACTION REQUESTED

A motion to approve the attached ordinance.

ATTACHMENTS

An Ordinance Amending Ordinance O-67-04 and Approving An Amendment to the Planned Unit Development (PUD) for Lemont Fire Protection District Station No. 4 Located at 11520 Walker Road, Lemont, Illinois

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-___-26

AN ORDINANCE AMENDING ORDINANCE O-67-04 AND APPROVING AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT (PUD) FOR LEMONT FIRE PROTECTION DISTRICT STATION NO. 4 LOCATED AT 11520 WALKER ROAD, LEMONT, ILLINOIS

(LFPD Station 4)

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 AMENDING ORDINANCE O-67-04 AND APPROVING AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT (PUD) FOR LEMONT FIRE PROTECTION DISTRICT STATION NO. 4 LOCATED AT 11520 WALKER ROAD, LEMONT, ILLINOIS

(LFPD Station 4)

WHEREAS, the Lemont Fire Protection District (the "Owner") is the owner of certain real property commonly known as 11520 Walker Road, Lemont, Illinois (PIN 22-21-401-011-0000), consisting of approximately 1.52 acres, and legally described in Exhibit A attached hereto and made a part hereof (the "Subject Property"); and

WHEREAS, Jacob McLaughlin of FGM Architects (the "Petitioner"), acting on behalf of the Owner, has submitted an application for an amendment to the existing Planned Unit Development (PUD) approved under Ordinance O-67-04 for the Subject Property; and

WHEREAS, the Village Board approved Ordinance O-67-04 in 2004, amending the existing Franciscan Sisters of Chicago Planned Unit Development (PUD) and approving the construction of Lemont Fire Protection District Station No. 4 on the Subject Property; and

WHEREAS, Ordinance O-67-04 contemplated the installation of a changeable-copy or LED sign, subject to compliance with the Village's applicable sign regulations; and

WHEREAS, the Petitioner has requested an amendment to the existing PUD to allow the installation of an electronic message center (EMC) along Walker Road, including deviations from Sections 17.11.200(A)(2) and 17.11.200(B)(3) of the Unified Development Ordinance (UDO) regarding permitted EMC locations and electronic display area; and

WHEREAS, the proposed PUD amendment also incorporates a 1,944-square-foot

addition and 434-square-foot covered patio into the approved PUD plans for the Subject Property; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on October 7, 2026, and voted 4-0 to recommend approval of the proposed PUD amendment; and

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: That subsection (c) of Section 2 of Ordinance O-67-04 is replaced with the following verbatim:

> c. An electronic message center (EMC) shall be permitted along Walker Road, subject to the approved PUD plans. Deviations from Sections 17.11.200(A)(2) and 17.11.200(B)(3) of the Unified Development Ordinance are hereby approved to allow an EMC along Walker Road and to permit the electronic display to exceed 33 percent of the total sign area.

SECTION THREE: The Architectural Site Plan attached hereto as Exhibit B, depicting the electronic message center (EMC), 1,944-square-foot building addition, and 434-square-foot covered patio, is hereby incorporated into the approved Planned Unit Development (PUD) for Lemont Fire Protection District Station No. 4.

SECTION FOUR: That all other Sections and Conditions of Ordinance O-67-04 remain as they were upon approval by the Village Board of Trustees.

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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

_____

John Egofske, Village President

Attest:

_____

Charlene M. Smollen, Village Clerk

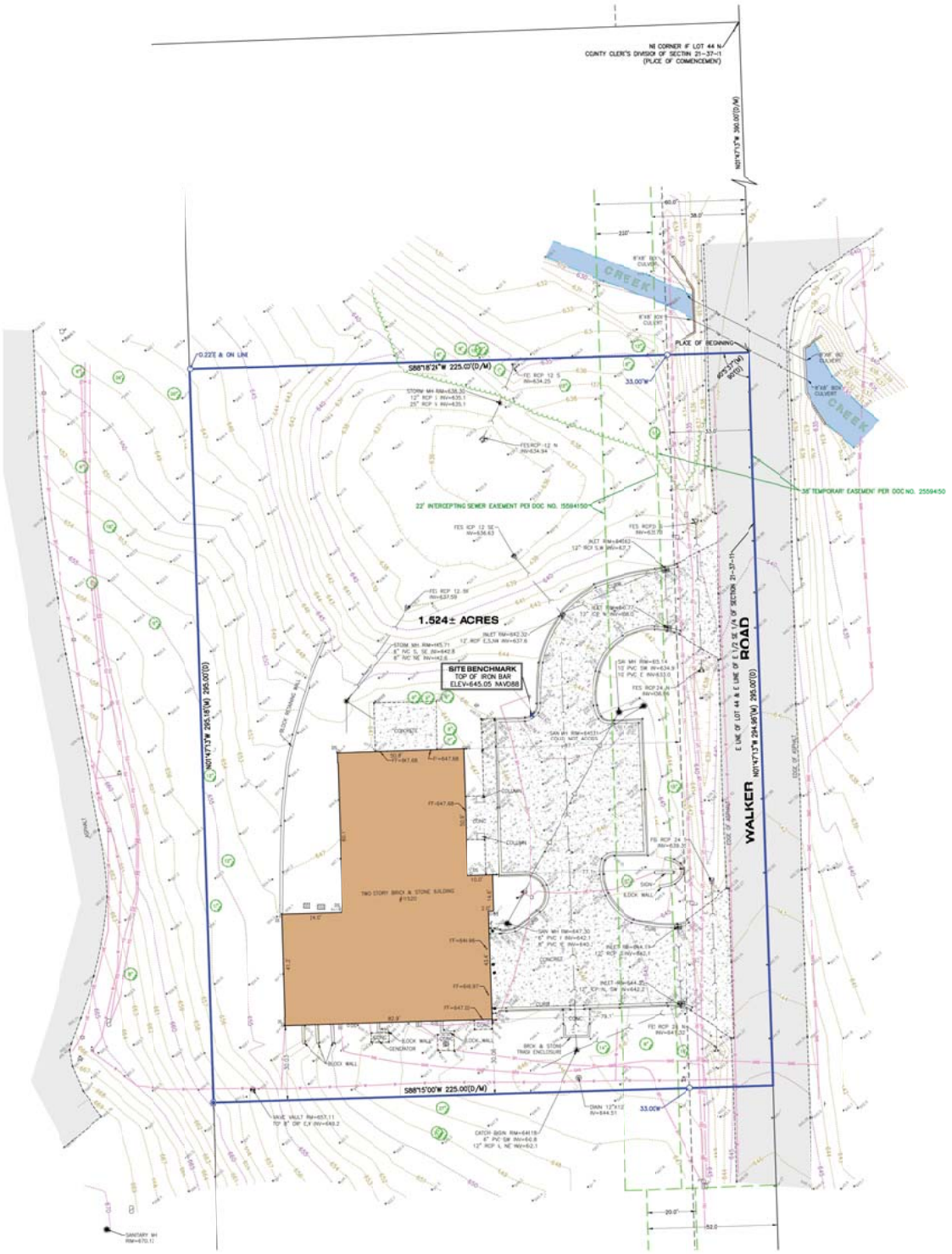
Exhibit A

Legal Description

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

BOUNDARY AND TOPOGRAPHIC SURVEY

That part of Lot 44 in County Clerk's Division of Section 21, Township 37 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Lot 44; thence South along the East line of said Lot 44, also being the East line of the East Half of the Southeast Quarter of Section 21, for a distance of 390.00 feet for a Place of Beginning; thence West at right angles to said East line of Lot 44, a distance of 225.00 feet; thence South on a line parallel with the East line of Lot 44, a distance of 295.00 feet; thence East 225.10 feet to a point on the East line of said Lot 44, said point being 295 feet South of the Place of Beginning, in Cook County, Illinois.



PROJECT BENCHMARK
NGS DATA BENCHMARK
DESIGNATION "D150"
ELEV=609.15 NAVD88

UTILITY LINE LEGEND

STORM SEWER	
SANITARY SEWER	
WATER MAIN	
FIBER OPTIC	
UNDERGROUND TELEPHONE	
UNDERGROUND ELECTRIC	
GAS LINE	
OVERHEAD UTILITIES	

20' 0' 20' 40'
SCALE: 1" = 20'

LEGEND

	CATCH BASIN
	CURB INLET
E	ELECTRIC METER
	FIRE CONNECTION
	FIRE HYDRANT
	FOUND IRON BAR
	SET IRON BAR
G	GAS METER
	HANDHOLE UNKNOWN
I	IRRIGATION CONTROL VALVE
	LIGHT
	MANHOLE
	SANITARY MANHOLE
	SIGN
	STORM MANHOLE
T	TELEPHONE RISER
	TRANSFORMER
TV	TV RISER
	WATER SHUT-OFF
	WATER VALVE
(M)	MEASURE
(R)	RECORD

CLIENT: BRICKSON ENGINEERING ASSOCIATES, LTD
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=20' SEC. 21 T. 17 R. 11 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
I.L.N.: 22-21-401-011
JOB NO.: 250121 I.D. TP9
FIELDWORK COMP: 03/05/25 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.
REF: _____

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

ARTHUR P. GRIMALDI
035-003867
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/326
WOODSTOCK, ILLINOIS

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Dated at Woodstock McHenry County, Illinois 03/11 A.D., 2025.

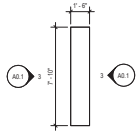
Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 3867

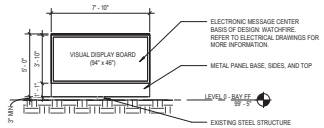
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Exhibit B

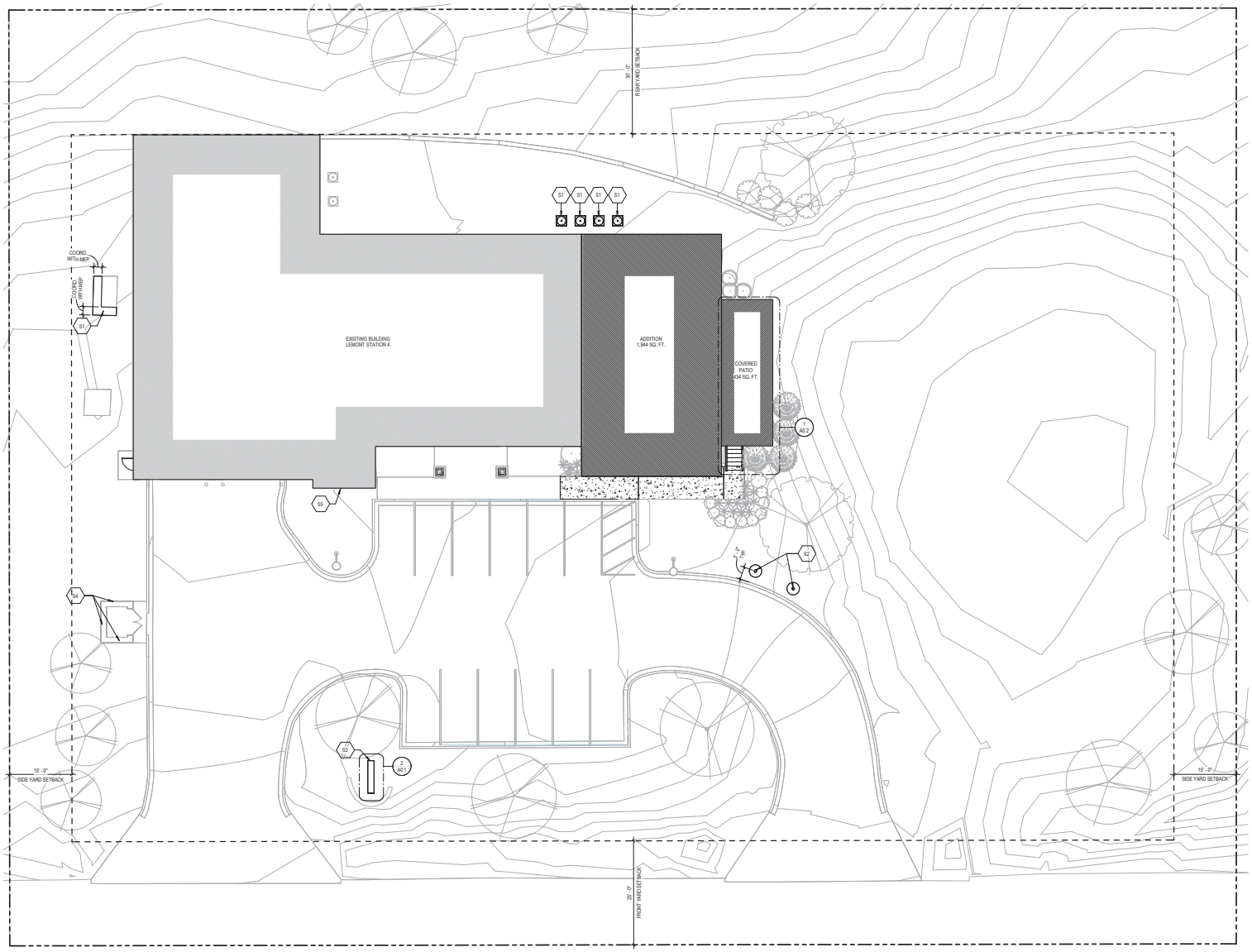
Architectural Site Plan



2 ENLARGED PLAN - EXTERIOR SIGN
1/4" = 1'-0"



3 ELEVATION - EXTERIOR SIGN
1/4" = 1'-0"



1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

GENERAL SITE PLAN NOTES

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

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- TOPOGRAPHY
- EXISTING GRADE
- NEW PAVING

SITE PLAN NOTES	
TAG	DESCRIPTION
S1	NEW CONCRETE PAD FOR MEP EQUIPMENT
S2	NEW FLAG POLE WITH LIGHTING.
S3	NEW STREET SIGN. DOUBLE SIDED LED SCREEN WITH NEW DATA CONNECTION. REFER TO ELECTRICAL DRAWINGS FOR CONNECTION INFORMATION
S4	CLEAN TRASH ENCLOSURE BRICK WALLS
S5	CLEAN EXTERIOR SIGNAGE.

fgma
FGMA ARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
ILLINOIS PROFESSIONAL DESIGN
FIRM #184.000550

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, IL 60030
847.223.4804[O] 800.000.0000[F]
630.STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

LANDSCAPE
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, IL 60030
847.223.4804[O] 800.000.0000[F]
630.STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1387 NEW DEPOT LANE
NAPERVILLE, IL 60540
630.355.1387[O] 800.000.0000[F]
630.STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

M.E.P.
THE WT GROUP
2675 PRATUM AVENUE
HOFFMAN ESTATES, IL 60192
224.293.6300 [O] 224.293.6444 [F]
630.STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE		
NO.	DATE	DESCRIPTION
1	09/12/2025	100% DESIGN DEVELOPMENT

LEMONT FIRE STATION 4
LEMONT FIRE PROTECTION DISTRICT
11520 WALKER ROAD, LEMONT, IL 60439

ISSUED FOR 100% DESIGN DEVELOPMENT

ARCHITECTURAL SITE PLAN

SHEET NO.
A0.1

JOB NO. 23-3857.05

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