Village Board Meeting

Village Board Meeting

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

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

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

After the Meeting

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

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

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

Public Comment

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

Village of Lemont

VILLAGE BOARD MEETING
October 28, 2024 – 6:30 PM
Village Hall - Village Board Room
418 Main Street, Lemont, IL 60439
AGENDA

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

I. Pledge of Allegiance

II. Roll Call

III. Consent Agenda

- III.A Approval of Minutes
- III.B Approval of Disbursements
- III.C An Ordinance Amending Lemont Municipal Code Chapter 5.04: Liquor Licenses (Decreasing and Issuing Class A-3 Liquor License)
- III.D A Resolution Approving Application for Federal Funding (131st Street Multi-Use Path Improvements)
- III.E A Resolution Approving Professional Services Agreement Between HR Green, Inc. and Village of Lemont, Illinois for USACE Sec 219 2024 Water Main Improvements Construction Engineering
- III.F A Supplemental Resolution for Maintenance Under the Illinois Highway Code
- III.G A Resolution Authorizing 12421 Archer Avenue Building Demolition Agreement with Hoppy's Landscaping, Inc

III.H A Resolution Approving Voluntary Separation Agreement and Release

IV. Mayor's Report

V. Clerk's Report

V.A An Ordinance Granting a Variation to 17.06.030, 17.07.020 and Engineering Detail LS-6 of the Lemont Unified Development Ordinance to Allow an Addition with an Attached Garage Located at 410 Singer in Lemont, IL

V.B A Resolution Approving a Final Plat of Subdivision for 70 & 72 Ruffled Feathers Drive in Lemont, IL

V.C An Ordinance Granting Final Planned Unit Development Approval for a Fleet Maintenace and Storage Facility with Overnight Truck Parking on 10.95 Acres Located at 10800 Route 83 in Lemont, IL (State Express)

VI. Village Attorney Report

VII. Village Administrator Report

VIII. Board Reports

IX. Staff Reports

X. Unfinished Business

XI. New Business

XII. Audience Participation

1. Please "Raise Your Hand" to speak and you will be asked to speak when it is your turn.
2. Mention your first and last name clearly for meeting minutes purposes.
3. Each person gets maximum 3 minutes to speak.

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: October 28, 2024

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Approval of Minutes

BOARD ACTION REQUESTED
Approval of Minutes

ATTACHMENTS
COW 9-16-24.pdf
VB 9-23-24.pdf
VB 10-16-24.pdf

VILLAGE BOARD COMMITTEE OF THE WHOLE MEETING
September 16, 2024
6:30 PM
Village Hall - Village Board Room
418 Main Street, Lemont, IL 60439

I. Call to Order

II. Roll Call: Trustees: Janelle Kittridge, Ken McClafferty, Dave Maher, Rick Sniegowski, Kevin Shaughnessy, Ron Stapleton, Mayor Egofske; present.
Staff: Mike Stillman, Bruce Hill, Darshana Prakash and Janet Schatz

III. Discussion Items

III.A A Grand Prairie Water Commission Intermediate Pump Station - 12550 Bell Road Application for PUD Preliminary Plan/Plat Approval

SUMMARY/BACKGROUND The Greater Prairie Water Commission (GPWC) comprised of the City of Joliet, Village of Channahon, City of Crest Hill, Village of Minooka, Village of Romeoville and Village of Shorewood has purchased a 15+- acre property at 12550 Bell Road within the Village of Lemont to locate an intermediate pumping station and storage standpipe facilities. The facilities would be constructed prior to 2030 where the commission is to serve its communities with Lake Michigan Water. The standpipes are approximately 130+ feet tall potentially starting with one immediately and another by complete buildout of the system, according to GPWC.

Due to the height of the structures and the overall engineering, timing and other complexities of the development, relief from the unified development ordinance (UDO) via planned unit development (PUD) is necessary. The commission has requested to move forward in the entitlement process, however we have asked them to come to the Committee of the Whole first to address outstanding policy concerns before proceeding in that manner. Several months ago prior to becoming an official commission, they were set to meet with the board but were unwilling to make any progress on addressing issues we had with the project. As a result, the topic was tabled until more progress could be made. Attached are the agenda memorandum from the April Committee of the Whole discussing the project and the various issues.

Since that meeting, the newly formed commission has moved to purchase the property at Bell Road, assemble a formal application (incomplete at this time) and hold a neighbor meeting for residents on Bell Road. Prior to moving forward in the process, we have asked them to meet with the board to discuss outstanding issues. Officials from the newly formed GPWC will be in attendance at the meeting to give a brief overview of the project, location decisions for the facility and other updates on the project and to discuss outstanding concerns.

ANALYSIS Prior to the previously scheduled Committee of the Whole, officials from the Commission did attend and receive feedback from our staff on their plan. The comments from staff are included as an attachment to

this memo. While they have adjusted their plan, they are still missing responses back to staff from the visit to the technical review meeting.

The issues and concerns with the project remain outstanding. As a summary, the issues continue to include the following:

Coordination on 131st Street - Multiple key local and regionally significant capital projects for Lemont, Lemont Township, Lemont Park District, Cook County Department of Transportation & Highway and Cook County are ongoing. Attached is a development map, new proposed park in concept development, 131st street separated bike/pedestrian facilities in Phase I engineering (Village has secured $2+M in federal funds and submitting for state ITEP funding). The Village is also partnering with Cook County Highway to study intersection and signal improvements at Parker and Derby. These projects were in development prior to GPWC routing plan became solidified through 131st Street and now risk substantial delay for this busy rural roadway with no pedestrian accommodations currently.
- Coordinating to Avoiding Utility Conflicts - Limitations on extensions of Village infrastructure to serve our community for potable water are a concern along with burdening our community with hefty maintenance costs and safety concerns should water and sewer mains break adjacent or under these massive tunnels. Opportunities for coordination should not be overlooked
- Service in Unincorporated Areas - Its been an initiative for Lemont and Cook County to reduce or eliminate unincorporated areas over time to realize service efficiencies and reduce burdens on the county. The Village has a healthy and cost effective water source and many other options available to it if properties wish to develop that necessitate potable water. Introducing a new option for developers and property owners to remain unincorporated goes against those initiatives of the Village and county.
- Coordination of Utility Construction Projects - Efficiencies in construction projects should be embraced, especially if Lemont can extend and loop infrastructure for fire suppression, water quality or development purposes. Planning for other infrastructure while obtaining easements, right-of-way and other efficiencies shows great partnerships and makes sense. We certainly understand precedent concerns. However, as we understand it, Lemont is the only nonmember (and potentially only member period) that a pumping station and 130 foot standpipes is being located, that could be offered up as an answer to "precedent".

Mayor Egofske welcomed all from the Grand Prairie Water Commission and residents. George Schafer addressed the group noting the Village had hoped to meet this past April to discuss the water commission options, pumping station in Lemont. The Village wants to avoid utility conflict and future projects on 131st Street. The Village has funds for projects in this area. We do want to work together and have cooperation with all of our neighbors. If in the future the Village does need MI water, would like to know if we can tap into the water lines.

Six towns, Joliet, Channahon, Romeoville, Shorewood, Crest Hill and Minooka in 2021 started as a governmental agreement and now in June, 2024 became a water commission with imminent domain. City of Joliet has an agreement with the City of Chicago to buy water starting 2030. The residents, staff, village board would like to understand the impact it will have on the Village of Lemont.

CC DeBold, Mayor for the Village of Shorewood is the current chair of the water commission. Engineer Joe Johnson from Stantec is present along with representatives from the local communities. All communities have been granted allocations from the Department of Natural Resources. The Joliet aquafer is a concern and has dropped 700 feet over the last decade. The water supply is not sustainable past 2030 in these communities. To

date $45 million has been put into this project. The water commission currently has bids out for the construction pipeline extension from the city of Chicago. A 66 inch pipeline will bring the water through the suburbs to Joliet. Each municipality has to build underground receiving stations. Joliet will have 5 receiving stations with a lot of infrastructure. These stations are not eye sores and quiet. Asked why underground water tanks in Shorewood. Mayor DeBold said it was recommended by the public works director.

Joe Johnson, Stantec Engineering
2018 was the first study of the regional water problem. 14 different water alternatives were examined.
City of Joliet decided to purchase Lake MI water from the City of Chicago in 2021. City of Joliet is the GPWC Commission Program Manager headed by Allison Swisher. Benefits of Lake MI water are: sustainable, reliable and high quality source. GPWC will purchase the water and then distribute to six communities: Joliet, Crest Hill, Minooka, Romeoville, Shorewood and Channahon.

Water will come from 84th and Vale in Chicago piping 55 million gallons per day. The system has been designed for existing members only. Mayor Egofske confirmed that 103 mgd is the estimated buildout design capacity. Pipeline construction in Chicago will start next year with a 100 year water lease. Water payments will start in the year 2030. $1.4 billion dollars has been committed by the six communities. Money will be funded by the EPA plus other loans, such as revenue bonds. Current loan rate is under 4.25 percent. Annual cost per household will depend on usage. Joliet being so large will be 60% liable for the project. Average price per bill will be $150.00 with most municipality bills doubling, some tripling stated Mayor DeBold. The bills will differ between municipalities depending on their internal costs.

Each town has a water loss standard. $800 million was the original estimate to bring water to Joliet only, not for connections to other communities. It rose to $1.4 billion due to real and unknown costs, which may arise. Chicago committed to a cost of service model. GPWC will be a wholesale customer and will pay the same rate as a Chicago resident.

Pump Station and storage facility in Lemont

The Great lakes basin and the Mississippi River basin has a 40 foot elevation difference. Lemont is at the high point of the divide. George noted the original route presented in 2021 was further south near Homer Glen. Joe said criteria at that time was to get water to the east side of Joliet based on membership. The members of the commission changed the layout when six communities were committed. Trustee McClafferty mentioned that Romeoville has the same elevation. Joe said there is a small area but there is not enough land.

The route was presented to their land acquisition team. Hydraulic engineers also analyzed the route and Lemont's undeveloped area fit the requirements. The commission has purchased acreage at 12550 Bell Road. Forest preserve property was not an option. Bell and 131st had property for sale Mayor Egofske mentioned. Why was the land chosen near this large subdivision when there were options along LaGrange road all the way to Bell. This is impacting a major subdivision and million dollar projects in the Village of Lemont over the next five years. Mayor Egofske asked why they didn't choose Archer Ave. for the best route as indicated in 2023. The Mayor and board are frustrated that communication on finding/buying property was not shared. The Village of Lemont was told by the Cook County Highway Department that all projects will be halted until the pipe is put into the ground three to five years from now.

Joe will get back to us on the exact properties that were considered. Joe stated this routing is not set in stone and this is the perfect time to have these discussions. County and state right away strips were chosen for the pipe. When the southern towns joined the commission then re-routed the 66" diameter pipe. There are 65 miles of pipe across four counties and 14 municipalities. This corridor is preferred. Trustee Sniegowski asked if the width of the right of way determined the route. Joe said yes space was a criteria. Why was the property purchased just months after the commission was formed. The commission needed to move forward. This property was looked at since 2022 said Mayor DeBold from Shorewood.

Mayor Egofske noted the Village wanted four items acknowledged. George Schafer mentioned there are numerus potential conflicts along this route: six water conflicts, four sanitary sewer spots and two storm sewers plus future maintenance issues. Village of Lemont Park District has funding for a five million dollar park along McCarthy for the new subdivision. Three million in grants is secured for a bike path to downtown Lemont on McCarthy. Engineer says he is willing to get all together to benefit all. George Schafer asked if the towers can be moved to another area or make the towers lower.

The site will have a 130 foot tank with 4 million gallons of water. One tank in 2030 with potential of 2 more. Trustee Maher questioned the timing for another tower. The water consumption would have to double to add another tank. If pumps falter, all towns in the commission must store two times what they use. Each municipality had to project and delare what they would need in the year 2050. Trustee McClafferty is concerned about future conversations with cooperation.

George Schafer asked our Village Engineer can spend more time on the drawings. Attorney Stillman recommended an NDA so our engineers can review the plans. Resident is concerned with lights on top of the tower(s). Resident would like another open meeting. Mayor Egofske would like all. George requested that we are given more time for another open meeting. Trustee Stapleton would like to understand the reasons for the no cooperation. Trustee Shaughnessy would like the commission to reconsider moving the towers. The Village was invited to attend the next GPWC meeting in early October.

New Business

Matt from The Loft HOA. Residents do not want any undue changes in downtown Lemont. Train station is fine. In the last ten years, on the four tracks, only two incidents with over 58K trains passing through Lemont. Are there drawings of the Stephens Street changes and reconsider the gates, fencing and future plans. Mayor Egofske noted that residents want a quiet zone with no train horns. Mayor does not want the overall vibe to change. The intersection near The Forge entrance is really sketchy driving out of and in. Plans can be reviewed on our web page.

Meeting adjourned at 8:55 p.m.

Minutes
VILLAGE BOARD MEETING
Village Hall – 418 Main Street
Monday, September 23, 2024
6:30 p.m.
The regular meeting of the Lemont Village Board was held on Monday, September 23 at 6:30 p.m. with Mayor John Egofske presiding.

I) Pledge of Allegiance

II) Roll Call

Kevin Shaughnessy, Rick Sniegowski, Ronald Stapleton, Dave Maher, Ken McClafferty; Janelle Kittridge absent.

III) Consent Agenda

III.A) Approval of Minutes

Cover Page

VB 9-9-24.pdf

III.B) Approval of Disbursements

Cover Page

9-10 thru 9-25-24.pdf

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

Roll Call: Kevin Shaughnessy, Rick Sniegowski, Ronald Stapleton, Dave Maher, Ken McClafferty; 5 ayes. ; 0 nays. Motion Carried.

IV) Mayor's Report

IV.A Swearing-in of New Officer, Angelo Bembenek

Cover Page

Oath of Office Bembenek VBM 09.23.24.docx

IV.B Presentation of Annual Comprehensive Financial Report for the year ending April 30, 2024

Cover Page

Village of Lemont AUD ACFR FINAL 04-30-24 reduced.pdf

Village of Lemont Report on Federal Awards FINAL 04-30-24.pdf

Village of Lemont AUD Audit Results FINAL 04-30-24.pdf

Village of Lemont TIF Compliance Opinion FINAL 04-30-24.pdf

Mayor's Mention – September 23, 2024

1. Hosted by Aster Gardens, tomorrows, September 24, Lemont Farmers Market is your next chance to get a free t-shirt. Meet Jason Berry at the market for the last Now & Then: Lemont Downtown Book Walk of the season, at 4:30 or 5:30. Bring your book with you for the tour if you have one.

The Lemont Farmers Market is held on Tuesdays in Village Green, from 4 – 7 pm, through October 15. Visit their Facebook page, Lemont Farmers Market, or their website, Lemont farmers market . com, for more information.

2. Lemont-ster Days has kicked off with a whole list of Halloween events for all ages. The Lemont Area Historical Society presents two ghost tours; the Historically Haunted Bus Tour on September 28, departing Old Stone Church at 1:30 PM. And, the Haunted History Pub Crawl on September 28, with check-in at Next Mex starting at 4:30 PM. Both events require a registration fee, and promise bone-chilling fun and a glimpse into Lemont's ghostly past. Reserve your spot at, lemont history . org.

3. The annual, anticipated "Fall on Canal" premier market will be held on Sunday, September 29, from 9 AM – 3 PM on and around Canal Street with over 50 hand selected artisans, plus delicious food, photo ops, live music, drinks and more. For more information and to pre-pay the $5 entry fee for ages 12 and up, visit, Mabels Market . com.

4. The whole month of October is Lemont Food Pantries TREAT or TREAT, hosted by the Hope and Friendship Foundation. Bins are located inside the Lemont Police Department and the pantry drop off by the Jewel Customer Service counter. Visit, Lemontster Days . com, for a list of needed items.

5. Also throughout October is the annual, Lemontster Manor Home Decorating Contest, sponsored by Lemont Park District. Registration is free and now open at, lemont park district . org. Decorations must be up by October 23. The competition gets tougher every year, and be sure to take a ride around town after the 23rd, and check out the haunting decorations! A list of addresses will be available on the Lemont Park District Facebook page.

Also as part of Lemontster Days fun:

The Fire District Open House will be held on Saturday, October 5, from 11 AM – 2 PM.

Harvest Fest is happening at Lemont Park District Centennial Park from 3 – 6 PM on October 5. The Forge Monster Mash Carnival is October 11-13.

Village of Lemont will host Lemontster Trick or Treating at participating businesses in the downtown, on Saturday, October 26, from 12 – 2 PM. This event is in lieu of Halloween Hoedown.

Village Trick-or-Treat hours on October 31 is from 3 – 6:30 PM. Leave your porch light on if you welcome trick-or-treaters. Visit, Lemontster Days . com, for all the Lemontster Days events taking place with links to more information.

V) Clerk's Report

V.A A Resolution R-72-24 Approving Award of Contract 2024 Tree Replacement Project

Cover Page

A Resolution Approving Award of Contract 2024 Tree Replacement Project.pdf

Motion by Kevin Shaughnessy, seconded by Dave Maher, to approve.

Ralph Pukula noted the next four resolutions were approved in the FY2025 budget. Tree replacement bid is from Itree's $29,8030.00 to cover plantings for 55 new trees. Trustee Sniegowski asked how many tree's had to be taken down due to disease. Ralph stated around 1800 trees were removed. 275 new trees were planted in the Village over the last four years.

Roll Call: Kevin Shaughnessy, Rick Sniegowski, Ronald Stapleton, Dave Maher, Ken McClafferty; 5 ayes. ; 0 nays. Motion Carried.

V.B A Resolution R-73-24 Approving Public Works Facility Roof Replacement

Cover Page

A Resolution Approving Public Works Facility Roof Replacement.pdf

Motion by Ken McClafferty, seconded by Rick Sniegowski, to approve.

Ralph said the 18 year old roof as had minor repair due to leaks but now replacement is needed. $236,500.00 from Adler Roofing came in as the lowest bid out of three.

Roll Call: Kevin Shaughnessy, Rick Sniegowski, Ronald Stapleton, Dave Maher, Ken McClafferty; 5 ayes. ; 0 nays. Motion Carried.

V.C A Resolution R-74-24 Approving Award of Contract Copper Ridge & Lemont Township Trail Connection Project

Cover Page

A Resolution Approving Award of Contract Copper Ridge & Lemont Township Trail Connection Project.pdf

Motion by Ronald Stapleton, seconded by Dave Maher, to approve.

This is the trail connection project between Copper Ridge and Lemont Township trail. Two bids were received with the lowest bid at $99,682.50, Miller Pipeline LLC. This will be an 8 foot wide path with a stone base. Dave Maher requested a map of the plans. This will be completed this fall.

Roll Call: Kevin Shaughnessy, Rick Sniegowski, Ronald Stapleton, Dave Maher, Ken McClafferty; 5 ayes. ; 0 nays. Motion Carried.

V.D A Resolution R-75-24 Approving Well 5 Facility Roof Replacement

Cover Page

A Resolution Approving Well 5 Facility Roof Replacement.pdf

Motion by Kevin Shaughnessy, seconded by Ken McClafferty, to approve.

The lowest quote came in from Adler Roofing at $128,590.00 with a 20 year warranty.

Roll Call: Kevin Shaughnessy, Rick Sniegowski, Ronald Stapleton, Dave Maher, Ken McClafferty; 5 ayes. ; 0 nays. Motion Carried.

VI) Village Attorney Report

VII) Village Administrator Report

George Schafer wanted the public to know there are minor construction renovations at Village Hall. Hall is remaining open with the entrance at the second door, 416 Main Street. This should only take two months to complete.

VIII) Board Reports

IX) Staff Reports

Chief Maton reported Oct. 23 - 31 is red ribbon week bringing awareness to drug overdose and drug use among youth.

Ralph Pukula said street resurfacing project has started with crews busy around town. Residents please be cautious driving in these construction zones.

X) Unfinished Business

XI) New Business

XII) Audience Participation

XIII) Executive Session Discussion Under Chapter 5 ILCS

Motion by Ken McClafferty, seconded by Ronald Stapleton, to go into executive session.

Executive Session Discussion Under Chapter 5 ILCS
2(c)(1) Appointments, Employment, Compensation, Discipline, Performance or Dismissal of specific Employees.
2(c)(2): Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.

Roll Call: Kevin Shaughnessy, Rick Sniegowski, Ronald Stapleton, Dave Maher, Ken McClafferty; 5 ayes. ; 0 nays. Motion Carried.

XIV) Action on Closed Session Item(s)

XV) Motion to Adjourn

Motion by Rick Sniegowski, seconded by Ken McClafferty, to adjourn.

Roll Call: Kevin Shaughnessy, Rick Sniegowski, Ronald Stapleton, Dave Maher, Ken McClafferty; 5 ayes. ; 0 nays. Motion Carried.

Minutes
VILLAGE BOARD MEETING
Village Hall – 418 Main Street
Wednesday, October 16, 2024
8:00 a.m.
The special meeting of the Lemont Village Board was held on Wednesday, October 16, 2024 with Mayor John Egofske presiding.

I) Pledge of Allegiance

II) Roll Call

Rick Sniegowski, Ronald Stapleton, Dave Maher, Ken McClafferty, Kevin Shaughnessy; Janelle Kittridge, absent.

III) Consent Agenda

IV) Mayor's Report

V) Clerk's Report

V.A A Resolution R-76-24 Approving Successor Collective Bargaining Agreement Between the Village of Lemont and Metropolitan Alliance of Police, Lemont Chapter #39

Motion by Rick Sniegowski, seconded by Kevin Shaughnessy to approve said resolution.

George Schafer stated all are pleased with the negotiations and thanked union and police representatives. This is a fair agreement which will help future labor stability within the Village. This is retro to May 1, 2024 and secured in the current budget. Trustee Maher asked if the seniority issue would be addressed at a later time and George replied yes. Mayor Egofske thanked all who worked on this agreement.

Roll Call: Rick Sniegowski, Ronald Stapleton, Dave Maher, Ken McClafferty, Kevin Shaughnessy; 5 ayes; 0 nays. Motion Carried.

VI) Village Attorney Report

VII) Village Administrator Report

VIII) Board Reports

IX) Staff Reports

X) Unfinished Business

XI) New Business

XII) Audience Participation

XIII) Executive Session Discussion Under Chapter 5 ILCS

XIV) Action on Closed Session Item(s)

XV) Motion to Adjourn

Motion by Ron Stapleton, seconded by Ken McClafferty, to adjourn at 8:17 a.m.

Roll Call: Rick Sniegowski, Ronald Stapleton, Dave Maher, Ken McClafferty, Kevin Shaughnessy; 5 ayes; 0 nays. Motion Carried.

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Darshana Prakash, Finance
THROUGH:
SUBJECT: Approval of Disbursements
DATE: October 28, 2024

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Approval of Disbursements

BOARD ACTION REQUESTED
Approval of Disbursements

ATTACHMENTS
9-24-24 thru 10-16-24.pdf
10-16-24 thru 10-28-24.pdf

Village of Lemont

Payment Register

From Payment Date: 9/24/2024 - To Payment Date: 10/16/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
FM-Clearing - Accounts Payable									
Check									
25633	10/14/2024	Open			Accounts Payable	AT&T MOBILITY	$599.05		
	Invoice		Date	Description			Amount		
	VIO092024		10/04/2024	plate readers 9/5/24-10/4/24			$599.05		
25634	10/14/2024	Open			Accounts Payable	BRAD MANNING FORD INC	$565.23		
	Invoice		Date	Description			Amount		
	263462		10/02/2024	parts			$565.23		
25635	10/14/2024	Open			Accounts Payable	CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY, INC.	$105.85		
	Invoice		Date	Description			Amount		
	LE087966		09/26/2024	curb patch			$105.85		
25636	10/14/2024	Open			Accounts Payable	CASTLETOWN HOMES, INC.	$1,000.00		
	Invoice		Date	Description			Amount		
	NRES-23-143C		09/27/2024	REFUND - 12238 CURRAGH MEADOW WAY			$1,000.00		
25637	10/14/2024	Open			Accounts Payable	COMED	$27,712.91		
	Invoice		Date	Description			Amount		
	24-09-2378		09/27/2024	2378636000 - Ed Bossert Dr Metr 0 E State St			$15.94		
	24-09-1168		09/27/2024	1168911222 - 13675 McCarthy Rd.			$22,248.67		
	24-09-1373		09/27/2024	1373121222 - 731 Houston St. Well #4			$4,357.83		
	24-09-8611		09/27/2024	8611032222 - Street lights - Talcott, E of Stephen			$155.74		
	24-09-4935		09/27/2024	4935873000 - Street lights - Illinois, E of Stephen			$25.21		
	24-09-1305		09/27/2024	1305761222 - Street lights - Stephen St 1 S River			$137.61		
	24-10-6027		09/27/2024	6027474000 - Charging Station 1001 Main St			$158.92		
	24-10-6058		09/27/2024	6058324000 - Street lights - 44 Stephen St			$164.83		
	24-10-0372		09/27/2024	0372871222 - Main St Lift Station - Bell Rd, Main St			$139.67		
	24-10-1564		09/27/2024	1564676000 - Street lights - 411 Singer Ave Rear			$208.08		
	24-10-1891		09/27/2024	1891962222 - Street lights - KA Steel path			$27.23		
	24-10-3410		09/27/2024	3410135000 - 322 Main St Lemont			$73.18		
25638	10/14/2024	Open			Accounts Payable	CUSTOM POWER SYSTEMS LLC	$7,610.00		
	Invoice		Date	Description			Amount		
	1578		09/18/2024	lighting contactors			$7,610.00		
25639	10/14/2024	Open			Accounts Payable	ELAN CITY	$12,400.00		
	Invoice		Date	Description			Amount		
	20-4212		09/27/2024	SPEED SIGN - PD			$12,400.00		
25640	10/14/2024	Open			Accounts Payable	GORDON FLESCH COMPANY, INC.	$368.60		
	Invoice		Date	Description			Amount		
	IN14854795		09/27/2024	COPIES 8/23-9/19 416 MAIN			$17.56		
	IN14858860		09/27/2024	COPIES 8/21-9/21			$351.04		
25641	10/14/2024	Open			Accounts Payable	GUARANTEED TECHNICAL SVCS & CONSULTING INC	$1,644.00		
	Invoice		Date	Description			Amount		
	2024-413		09/27/2024	9/2-9/18/24 I.T. Support			$1,644.00		

Payment Register

From Payment Date: 9/24/2024 - To Payment Date: 10/16/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
25642	10/14/2024	Open			Accounts Payable	J & D ENTERPRISES AUTO BODY REPAIRS INC.	$500.00		
	Invoice		Date	Description			Amount		
	22347		10/02/2024	repair 2014 F150			$500.00		
25643	10/14/2024	Open			Accounts Payable	J & J PARTY RENTAL	$160.00		
	Invoice		Date	Description			Amount		
	vl824		09/27/2024	TABLES FOR CAR SHOW VISITORS			$160.00		
25644	10/14/2024	Open			Accounts Payable	JJ NEWELL CONCRETE CONTRACTORS, INC	$142,309.72		
	Invoice		Date	Description			Amount		
	2402353-1		09/27/2024	2024 sidewalk improvements			$142,309.72		
25645	10/14/2024	Open			Accounts Payable	JX TRUCK CENTER - BOLINGBROOK	$5,758.12		
	Invoice		Date	Description			Amount		
	22318057P		10/02/2024	parts			$5,329.38		
	22317886P		09/30/2024	parts			$335.44		
	22318054P		09/30/2024	parts			$93.30		
25646	10/14/2024	Open			Accounts Payable	Ken McClafferty	$309.91		
	Invoice		Date	Description			Amount		
	4077384		09/27/2024	IL MUNICIPAL LEAGUE CONF.			$309.91		
25647	10/14/2024	Open			Accounts Payable	LEMONT FIRE PROTECTION DISTRICT	$3,900.00		
	Invoice		Date	Description			Amount		
	24-09-30 FPD		09/27/2024	LAND CASH JULY - SEPT 2024			$3,900.00		
25648	10/14/2024	Open			Accounts Payable	LEMONT HARDWARE LLC	$7.18		
	Invoice		Date	Description			Amount		
	324802		09/27/2024	SINGLE CUT KEY - LEMA			$7.18		
25649	10/14/2024	Open			Accounts Payable	LEMONT HIGH SCHOOL DIST 210	$41,684.00		
	Invoice		Date	Description			Amount		
	24-09-30 D210		09/27/2024	LAND CASH JULY - SEPT 2024			$41,684.00		
25650	10/14/2024	Open			Accounts Payable	LEMONT PARK DISTRICT	$16,938.00		
	Invoice		Date	Description			Amount		
	24-09-30 PkD		09/27/2024	LAND CASH JULY - SEPT 2024			$16,938.00		
25651	10/14/2024	Open			Accounts Payable	LEMONT POLICE DEPT - PETTY CASH	$328.45		
	Invoice		Date	Description			Amount		
	24-09-13 LPD		09/27/2024	PETTY CASH - PD, SEPT 2024			$328.45		
25652	10/14/2024	Open			Accounts Payable	LEMONT-BROMBEREK COMBINED SCHOOL DIST 113A	$82,001.12		
	Invoice		Date	Description			Amount		
	24-09-30 113A		09/27/2024	LAND CASH JULY - SEPT 2024			$82,001.12		
25653	10/14/2024	Open			Accounts Payable	MENARDS	$50.98		
	Invoice		Date	Description			Amount		
	46842		09/23/2024	lumber for hydrant			$50.98		

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25654	10/14/2024	Open			Accounts Payable	MUNICIPAL CLERKS OF ILLINOIS	$35.00		
	Invoice		Date	Description			Amount		
	24-09-30 MC		09/27/2024	MEMBERSHIP			$35.00		
25655	10/14/2024	Open			Accounts Payable	OCCUPATIONAL HEALTH CENTERS OF ILLINOIS, P.C.	$507.00		
	Invoice		Date	Description			Amount		
	1015832120		09/27/2024	PRE-EMPLOYMENT			$169.00		
	1015817877		09/27/2024	PRE-EMPLOYMENT			$338.00		
25656	10/14/2024	Open			Accounts Payable	OTIS ELEVATOR CO	$1,537.82		
	Invoice		Date	Description			Amount		
	F10000175746		05/22/2024	fuel surcharge			$190.00		
	F10000175800		05/22/2024	fuel surcharge			$190.00		
	100401683751		09/17/2024	VH elevator maintenance 10/1/24-12/31/24			$1,157.82		
25657	10/14/2024	Open			Accounts Payable	POELLOT, JOSHUA, J	$500.00		
	Invoice		Date	Description			Amount		
	100124		09/27/2024	SEPTEMBER 2024 SERVICES			$500.00		
25658	10/14/2024	Open			Accounts Payable	PULTE GROUP	$6,000.00		
	Invoice		Date	Description			Amount		
	NRES-24-24C		09/27/2024	REFUND - 12471 ROSSAVEAL WAY			$1,000.00		
	NRES-24-5C		09/27/2024	REFUND - 12399 EILEEN ST			$1,000.00		
	NRES-24-3C		09/27/2024	REFUND - 12699 ROSSAVEAL WAY			$1,000.00		
	NRES-23-135C		09/27/2024	REFUND - 12436 PORTRUSH LN			$1,000.00		
	NRES-23-136C		09/27/2024	REFUND - 12432 PORTRUSH LN			$1,000.00		
	NRES-23-149C		09/27/2024	REFUND - 13106 PATRICIA DR			$1,000.00		
25659	10/14/2024	Open			Accounts Payable	RAGAN COMMUNICATIONS INC	$991.38		
	Invoice		Date	Description			Amount		
	30859		09/27/2024	RADIO BATTERIES			$991.38		
25660	10/14/2024	Open			Accounts Payable	SAFETY KLEEN	$175.46		
	Invoice		Date	Description			Amount		
	95471223		09/12/2024	parts washer			$175.46		
25661	10/14/2024	Open			Accounts Payable	SNIEGOWSKI, RICK	$412.26		
	Invoice		Date	Description			Amount		
	4077345		09/27/2024	IL MUNICIPAL LEAGUE CONF.			$412.26		
25662	10/14/2024	Open			Accounts Payable	SOUTHWEST DIGITAL PRINTING INC	$65.00		
	Invoice		Date	Description			Amount		
	10-24-04ma		09/27/2024	OCTOBER 2024 Plotter Maintenance Agreement			$65.00		
25663	10/14/2024	Open			Accounts Payable	SPECIAL T UNLIMITED	$564.00		
	Invoice		Date	Description			Amount		
	48821		09/27/2024	SLEA RECRUIT UNIFORM - MORNA & O'REILLY			$564.00		
25664	10/14/2024	Open			Accounts Payable	STANDARD EQUIPMENT COMPANY	$4,947.43		
	Invoice		Date	Description			Amount		
	P52392		09/11/2024	parts			$1,596.88		
	P52393		09/11/2024	parts			$150.18		
	W13709		09/27/2024	repair 2010 Crosswind			$3,200.37		

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25665	10/14/2024	Open			Accounts Payable	STAPLETON, RONALD	$1,106.13		
	Invoice		Date	Description			Amount		
	24-09-21 RS		09/27/2024	IML CONFERENCES			$1,106.13		
25666	10/14/2024	Open			Accounts Payable	TRIA ARCHITECTURE INC	$3,130.77		
	Invoice		Date	Description			Amount		
	5414		09/27/2024	23-011 VILLAGE HALL RENOVATIONS			$1,080.77		
	5349		09/27/2024	23-011 VILLAGE HALL RENOVATIONS			$2,050.00		
25667	10/14/2024	Open			Accounts Payable	TYLER TECHNOLOGIES INC	$390.00		
	Invoice		Date	Description			Amount		
	045-485953		09/27/2024	UM TRAINING			$390.00		
25668	10/14/2024	Open			Accounts Payable	URBAN FOREST MANAGEMENT, INC.	$57.50		
	Invoice		Date	Description			Amount		
	240414		09/27/2024	URBAN FOREST MANAGEMENT SERVICES			$57.50		
25669	10/14/2024	Open			Accounts Payable	VEENSTRA & KIMM, INC.	$45,894.61		
	Invoice		Date	Description			Amount		
	1726-8		09/27/2024	MAIN-IL-PRUXNE REALIGNMENT			$12,459.32		
	1726		09/27/2024	3 VK			$33,435.29		
25670	10/14/2024	Open			Accounts Payable	VILLAGE OF LEMONT - PETTY CASH	$10.00		
	Invoice		Date	Description			Amount		
	10.00		09/27/2024	SEPTEMBER 2024 PETTY CASH			$10.00		
25671	10/14/2024	Open			Accounts Payable	WASTE MANAGEMENT	$501.66		
	Invoice		Date	Description			Amount		
	0005001-2007-6		10/01/2024	quarry sanitizers			$312.65		
	0004988-2007-5		10/01/2024	pd port o let			$189.01		
25672	10/14/2024	Open			Accounts Payable	WEX FLEET UNIVERSAL	$88.77		
	Invoice		Date	Description			Amount		
	100107440		09/30/2024	September 2024 retail fuel			$88.77		
25673	10/14/2024	Open			Accounts Payable	MONROE TRUCK EQUIPMENT	$108,239.00		
	Invoice		Date	Description			Amount		
	80250		10/08/2024	2025 Peterbilt 548 body & equipment			$108,239.00		
25674	10/14/2024	Open			Accounts Payable	CIECHANOWSKI, THOMAS	$1,000.00		
	Invoice		Date	Description			Amount		
	ARES-23-48C		09/27/2024	REFUND - 1027 BLACKSMITH LN			$1,000.00		
25675	10/14/2024	Open			Accounts Payable	PARRY, MONA	$32.38		
	Invoice		Date	Description			Amount		
	24-09-18 MP		09/27/2024	ART ON THE GREEN - KIDS PROJECT			$32.38		
25676	10/14/2024	Open			Accounts Payable	PDV MIDWEST REFINING LLC	$1,000.00		
	Invoice		Date	Description			Amount		
	2019-00000043		09/27/2024	REFUND - 17516 127TH ST.			$1,000.00		
25677	10/14/2024	Open			Accounts Payable	TYLCZAK, ADAM	$1,000.00		
	Invoice		Date	Description			Amount		
	DECK-24-44C		09/27/2024	REFUND - 430 WEXFORD DR.			$1,000.00		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
25678	10/14/2024	Open			Accounts Payable	LOTUS DEVELOPMENT 1873, LLC	$140,000.00		
	Invoice		Date	Description		Amount			
	103 LOTUS		09/27/2024	PROGRESS BILLING - UTILITY CONNECTIONS		$140,000.00			
Type Check Totals:					46 Transactions		$664,139.29		
EFT									
3454	09/30/2024	Reconciled		10/01/2024	Accounts Payable	ILLINOIS MUNICIPAL RETIREMENT FUND	$43,496.49	$43,496.49	$0.00
	Invoice		Date	Description		Amount			
	SEPT 2024 IMRF		09/26/2024	SEPT 2024 IMRF CONTRIBUTIONS		$43,496.49			
3456	10/14/2024	Open			Accounts Payable	ACCURATE EMPLOYMENT SCREENING, LLC	$86.09		
	Invoice		Date	Description		Amount			
	AUR2274229		09/27/2024	BACKGROUND VENDOR		$86.09			
3457	10/14/2024	Open			Accounts Payable	ALL TOGETHER LLC	$8,475.00		
	Invoice		Date	Description		Amount			
	21582		09/27/2024	OCTOBERR 2024 SVS & FALL ON CANAL		$8,475.00			
3458	10/14/2024	Open			Accounts Payable	ALPHA BUILDING MAINTENANCE SERVICES INC	$5,866.28		
	Invoice		Date	Description		Amount			
	23267 VG		09/27/2024	October 2024 Cleaning		$5,866.28			
3459	10/14/2024	Open			Accounts Payable	ANDRYSIAK, EDWARD OR PATRICIA	$1,147.49		
	Invoice		Date	Description		Amount			
	24-10-01 EA		09/27/2024	OCT. 2024 PAYMENT		$1,147.49			
3460	10/14/2024	Open			Accounts Payable	AVALON PETROLEUM COMPANY	$8,372.85		
	Invoice		Date	Description		Amount			
	001131		09/11/2024	1500 gallons regular		$4,122.15			
	001114		09/04/2024	1514 gallons regular		$4,250.70			
3461	10/14/2024	Open			Accounts Payable	CHICAGO STREET CCDD, LLC	$1,845.00		
	Invoice		Date	Description		Amount			
	27025		09/09/2024	dump fees		$900.00			
	27067		09/16/2024	dump fees		$390.00			
	27164		09/30/2024	dump fees		$555.00			
3462	10/14/2024	Open			Accounts Payable	EJ USA, INC	$5,458.12		
	Invoice		Date	Description		Amount			
	110240070762		09/23/2024	hydrant and parts		$5,243.94			
	110240070763		09/23/2024	manhole frame		$214.18			
3463	10/14/2024	Open			Accounts Payable	ENVISIO SOLUTIONS INC	$12,500.00		
	Invoice		Date	Description		Amount			
	131709		09/27/2024	1 YEAR SUBSCRIPTION, SOFTWARE & ON-LINE SUPPORT		$12,500.00			
3464	10/14/2024	Open			Accounts Payable	GOVERNMENTAL CONSULTING SOLUTIONS INC	$3,000.00		
	Invoice		Date	Description		Amount			
	6640		09/27/2024	OCTOBER 2024 CONSULTING		$3,000.00			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
3465	10/14/2024	Open			Accounts Payable	GT MECHANICAL INC	$17,425.00		
	Invoice		Date	Description			Amount		
	24078A		09/20/2024	1st floor computer room hvac			$17,425.00		
3466	10/14/2024	Open			Accounts Payable	KLEIN THORPE AND JENKINS LTD	$283.91		
	Invoice		Date	Description			Amount		
	243143		09/27/2024	JULY 23, 2024 TAX OBJECTION			$57.33		
	244483		09/27/2024	TAX RATE OBJECTIONS THROUGH 8/31/24			$226.58		
3467	10/14/2024	Open			Accounts Payable	KRISTIAN GIST CREATIVE	$2,800.00		
	Invoice		Date	Description			Amount		
	133 9/4/24		09/27/2024	SEPTEMBER 2024 SERVICES			$2,800.00		
3468	10/14/2024	Open			Accounts Payable	LEMONT PUBLIC LIBRARY DISTRICT	$6,080.63		
	Invoice		Date	Description			Amount		
	24-09-30 LIB		09/27/2024	LAND CASH JULY - SEPT 2024			$6,080.63		
3469	10/14/2024	Open			Accounts Payable	LINA EMBROIDERY	$26.00		
	Invoice		Date	Description			Amount		
	8781st c		09/27/2024	CAMARDO LOGO EMB			$26.00		
3470	10/14/2024	Open			Accounts Payable	LYONS ELECTRIC CO	$735.00		
	Invoice		Date	Description			Amount		
	19472		09/30/2024	24GM traffic signal maintenance - local			$735.00		
3471	10/14/2024	Open			Accounts Payable	MAILHIOT, THOMAS	$1,900.00		
	Invoice		Date	Description			Amount		
	29 TM		09/27/2024	HEALTH INSPECTION AUG/SEPT. 2024			$1,900.00		
3472	10/14/2024	Open			Accounts Payable	MUNICIPAL GIS PARTNERS, INC	$5,084.44		
	Invoice		Date	Description			Amount		
	7742		09/27/2024	SEPTEMBER 2024 GIS SERVICES			$5,084.44		
3473	10/14/2024	Open			Accounts Payable	NEOPOST #6083457	$3,000.00		
	Invoice		Date	Description			Amount		
	10-01-24 NP		09/27/2024	via ACH - POC # 6083457			$3,000.00		
3474	10/14/2024	Open			Accounts Payable	NORTHERN ILLINOIS REAL ESTATE MAGAZINE	$100.00		
	Invoice		Date	Description			Amount		
	09302024		09/27/2024	SEPTEMBER 2024 AD			$100.00		
3475	10/14/2024	Open			Accounts Payable	NORTON SONS ROOFING CO INC	$745.00		
	Invoice		Date	Description			Amount		
	19041		10/09/2024	roof repair			$745.00		
3476	10/14/2024	Open			Accounts Payable	ODELSON, MURPHEY, FRAZIER & MCGRATH LTD	$5,290.00		
	Invoice		Date	Description			Amount		
	40584		09/27/2024	Legal Services 8/1/24-8/29/24			$5,290.00		
3477	10/14/2024	Open			Accounts Payable	PACE ANALYTICAL SERVICES, LLC	$583.50		
	Invoice		Date	Description			Amount		
	247219255		09/30/2024	sample testing			$583.50		

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3478	10/14/2024	Open			Accounts Payable	PAYLOCITY CORPORATION	$760.35		
	Invoice		Date	Description		Amount			
	INV2289916		09/27/2024	SEPTEMBER 2024		$760.35			
3479	10/14/2024	Open			Accounts Payable	PROSHRED SECURITY	$61.78		
	Invoice		Date	Description		Amount			
	1548881		09/27/2024	VH SHREDDING		$61.78			
3480	10/14/2024	Open			Accounts Payable	QUINLAN SECURITY SYSTEMS	$323.28		
	Invoice		Date	Description		Amount			
	35541		10/01/2024	door access		$323.28			
3481	10/14/2024	Open			Accounts Payable	RAINBOW PRINTING	$413.95		
	Invoice		Date	Description		Amount			
	415871		09/27/2024	UNLOCK LEMONT & FALL ON CANAL SIGNS		$413.95			
3482	10/14/2024	Open			Accounts Payable	RAY O'HERRON CO., INC.	$5,250.42		
	Invoice		Date	Description		Amount			
	2351214		09/27/2024	CMDR MEZYK		$75.00			
	2367810		09/27/2024	AMMUNITION		$237.92			
	2369726		09/27/2024	R. MENZIONI		$83.00			
	2369251		09/27/2024	R. MENZIONE		$83.00			
	2366814		09/27/2024	AMMUNITION		$3,810.00			
	2370179		09/27/2024	AMMUNITION		$961.50			
3483	10/14/2024	Open			Accounts Payable	ROUTE 66 ASPHALT COMPANY	$10,335.77		
	Invoice		Date	Description		Amount			
	62187		09/26/2024	24GM blacktop		$4,505.28			
	61723		09/13/2024	24GM blacktop		$1,896.68			
	61822		09/17/2024	24GM blacktop		$186.44			
	62281		09/27/2024	alley blacktop		$3,747.37			
3484	10/14/2024	Open			Accounts Payable	RUSH TRUCK CENTERS	$4,162.11		
	Invoice		Date	Description		Amount			
	3038873082		09/25/2024	parts		$2,320.27			
	3038910441		09/25/2024	parts		$1,841.84			
3485	10/14/2024	Open			Accounts Payable	RUSSO POWER EQUIPMENT	$627.64		
	Invoice		Date	Description		Amount			
	SPI20816654		09/24/2024	parts		$169.99			
	SPI20816655		09/24/2024	parts		$457.65			
3486	10/14/2024	Open			Accounts Payable	SOUTHWEST CENTRAL DISPATCH	$27,854.78		
	Invoice		Date	Description		Amount			
	24-09-19 SCD		09/27/2024	OCTOBER 2024		$27,854.78			
3487	10/14/2024	Open			Accounts Payable	TATE, JAMIE, M	$5,581.40		
	Invoice		Date	Description		Amount			
	24-18		09/27/2024	8/19/24-9/1/24 planning services		$3,314.00			
	24-17		09/27/2024	8/5/24-8/18/24 planning services		$2,267.40			
3488	10/14/2024	Open			Accounts Payable	TIFCO INDUSTRIES	$110.41		
	Invoice		Date	Description		Amount			
	72017851		09/19/2024	supplies		$110.41			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
3489	10/14/2024	Open			Accounts Payable	TRUE BLUE CAR WASH	$371.00		
	Invoice		Date	Description		Amount			
	INV-5409		09/27/2024	LPD & LEMA VEHICLE WASHES		$371.00			
3490	10/14/2024	Open			Accounts Payable	UNDERGROUND PIPE SOLUTIONS	$4,490.00		
	Invoice		Date	Description		Amount			
	LEMONT09062024		09/06/2024	sewer jetting McCarthy, Derby, Archer		$4,490.00			
3491	10/14/2024	Open			Accounts Payable	UNIFIRST CORPORATION	$222.18		
	Invoice		Date	Description		Amount			
	1201101484		09/27/2024	1658751 - Village Hall carpet mats		$111.09			
	1201104107		09/27/2024	1658751 - Village Hall carpet mats		$111.09			
3492	10/14/2024	Open			Accounts Payable	VIGILANT SOLUTIONS LLC	$1,872.00		
	Invoice		Date	Description		Amount			
	51249 RI		09/27/2024	ANNUAL SUBSCRIPTION RENEWAL FEE		$1,872.00			
3493	10/14/2024	Open			Accounts Payable	WATER RESOURCES INC	$9,289.15		
	Invoice		Date	Description		Amount			
	37617		10/07/2024	water meters		$1,415.70			
	37566		09/19/2024	water meters		$5,738.20			
	37612		10/04/2024	water meters		$2,135.25			
3494	10/14/2024	Open			Accounts Payable	WILLOWBROOK FORD INC	$3,836.00		
	Invoice		Date	Description		Amount			
	6428874		09/19/2024	repair pw1891		$46.00			
	ST17725 warranty		09/12/2024	premium care warranty 1FM5K8AB0SGA17725		$3,790.00			
Type EFT Totals:					40 Transactions		$209,863.02	$43,496.49	$0.00

FM-Clearing - Accounts Payable Totals

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	46	$664,139.29	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	46	$664,139.29	$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	39	$166,366.53	$0.00
	Reconciled	1	$43,496.49	$43,496.49
	Voided	0	$0.00	$0.00
	Total	40	$209,863.02	$43,496.49

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	85	$830,505.82	$0.00
	Reconciled	1	$43,496.49	$43,496.49
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00

Village of Lemont

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From Payment Date: 9/24/2024 - To Payment Date: 10/16/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source		Payee Name	Transaction Amount	Reconciled Amount	Difference
					Total	86		$874,002.31	$43,496.49	

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	46	$664,139.29	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	46	$664,139.29	$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	39	$166,366.53	$0.00
	Reconciled	1	$43,496.49	$43,496.49
	Voided	0	$0.00	$0.00
	Total	40	$209,863.02	$43,496.49

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	85	$830,505.82	$0.00
	Reconciled	1	$43,496.49	$43,496.49
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	86	$874,002.31	$43,496.49

Village of Lemont

Refunds in OpenGov

Building Permits/Contractor Licenses

9/12-9/30

Date Paid	Permit #	Permit Type	Applicant Name	Amount	Refund Method
9/17/2024	NRES 24-16	RESIDENTIAL CONSTRUCTION	BEECHEN & DILL	$ 85.00	CREDIT CARD
9/20/2024	MISC 23-65	MISCELLANEOUS PERMIT	JEREMIAH NICHOLS	$ 1,000.00	CREDIT CARD
9/18/2024	ROOF 24-166	ROOF PERMIT	JAKE MARTIN	$ 1,000.00	CREDIT CARD
9/18/2024	DECK 24-29	DECK PERMIT	KENNETH ZOMPARELLI	$ 1,000.00	CREDIT CARD
9/12/2024	ROOF 24-50	ROOF PERMIT	JOSH LYDE	$ 1,000.00	CREDIT CARD
9/12/2024	ROOF 24-97	ROOF PERMIT	JOSH LYDE	$ 1,000.00	CREDIT CARD

Total Refunds $ 5,085.00

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

Village of Lemont

Accounts Payable Payment Post Listing

Batch Department / Invoice Department	Bank Account	Check Date	Starting Check Number
Finance Finance	Accounts Payable	09/23/2024	25632

Selected Invoices	Vendor	Invoice Number	Invoice Description	Invoice Date	Due Date	Invoice Net Amount
Finance Finance						
	PALMA, SCOTT & ANGELA	9.23.24 SAP	Utility Refund - 16527 Harvest Dr.	09/23/2024	09/23/2024	337.50
	Total Selected Invoices: 1					$337.50

Village of Lemont

Payment Register

From Payment Date: 10/15/2024 - To Payment Date: 10/28/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
FM-Clearing - Accounts Payable									
Check									
25679	10/24/2024	Open			Accounts Payable	POLONIA CATERING	$1,375.75		
	Invoice		Date	Description			Amount		
	24-10-24 PC		10/17/2024	WELLNESS LUNCHEON CATERING			$1,375.75		
25680	10/28/2024	Open			Accounts Payable	AERO REMOVALS - TRISONS INC.	$625.00		
	Invoice		Date	Description			Amount		
	21137CR612		10/14/2024	POLICE REMOVAL			$625.00		
25681	10/28/2024	Open			Accounts Payable	ANCEL, GLINK, P.C.	$14,922.53		
	Invoice		Date	Description			Amount		
	106928		10/14/2024	SEPTEMBER 2024 SERVICES			$14,922.53		
25682	10/28/2024	Open			Accounts Payable	ARBOR CARE TREE SERVICE	$8,400.00		
	Invoice		Date	Description			Amount		
	8007		10/12/2024	tree and stump removal various dates and locations			$8,400.00		
25683	10/28/2024	Open			Accounts Payable	ASSOCIATED TECHNICAL SERVICES LTD.	$772.00		
	Invoice		Date	Description			Amount		
	39215		10/16/2024	utility location 221 Main St			$772.00		
25684	10/28/2024	Open			Accounts Payable	CHICAGO TRIBUNE MEDIA GROUP	$1,188.00		
	Invoice		Date	Description			Amount		
	101181259000		10/14/2024	PLANNING DEPART-LEGAL NOTICES/FY24 ANNUAL TREASURERS REPORT			$1,188.00		
25685	10/28/2024	Open			Accounts Payable	CINTAS CORPORATION	$75.43		
	Invoice		Date	Description			Amount		
	5234906901		10/14/2024	0010696710 - First Aid cabinet service - V.H.			$75.43		
25686	10/28/2024	Open			Accounts Payable	CITGO PETROLEUM CORPORATION	$20,850.00		
	Invoice		Date	Description			Amount		
	24-10-17 CITGO		10/14/2024	REFUND OF INCORRECT GRANT ALLOCATION			$20,850.00		
25687	10/28/2024	Open			Accounts Payable	COMED	$11,620.54		
	Invoice		Date	Description			Amount		
	24-10-1056		10/14/2024	1056633000 - Street lights - 47 Stevens St			$209.11		
	24-09-1035		10/14/2024	0135005000 - Lift Station 12799 Marble St.			$60.16		
	24-10-9074		10/14/2024	9074779000 - Street lights - Houston 1N Schultz			$24.90		
	24-09-8607		10/14/2024	8607571222 - 16190 127th St.			$9,295.39		
	24-09-5699		10/14/2024	5699371222 - 12900 Waterford Dr. Connemara Lift Station			$263.70		
	24-09-2949		10/14/2024	2949892000 - 14411 131st St.			$110.27		
	24-09-1265		10/14/2024	1265021222- 12836 S. Archer Ave			$85.53		
	24-09-8408		10/14/2024	8408754000 - 1695 Ashbury Dr.			$35.67		
	24-09-4080		10/14/2024	4080232111 - 1199 Arbor Dr.			$3.78		
	24-10-7570		10/14/2024	7570714000 - Street lights - 0 12701 Tre, 171 Lemont			$26.19		
	24-10-3596		10/14/2024	3596872222 - Street lights - 451 Talcott			$7.35		
	24-10-9207		10/14/2024	9207333000 - 0 N New Ave 101 Main St.			$492.01		
	24-10-4863		10/14/2024	4863382222 - 310 River Street			$757.27		
	24-10-1276		10/14/2024	1276772222 - 55 Stephen St, Safety Village			$249.21		

Village of Lemont

Payment Register

From Payment Date: 10/15/2024 - To Payment Date: 10/28/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
25688	10/28/2024	Open			Accounts Payable	DENZIN SOLTANZADEH LLC	$141.00		
	Invoice		Date	Description			Amount		
	18137		10/14/2024	ENVIRONMENTAL REMEDIATION/WALGREENS			$141.00		
25689	10/28/2024	Open			Accounts Payable	DUPAGE TOPSOIL INC	$175.00		
	Invoice		Date	Description			Amount		
	057909		09/24/2024	dirt			$175.00		
25690	10/28/2024	Open			Accounts Payable	EICH'S SPORTS, INC.	$140.00		
	Invoice		Date	Description			Amount		
	40314		10/14/2024	REWARDS AND RECOGNITION EVENT			$140.00		
25691	10/28/2024	Open			Accounts Payable	GUARANTEED TECHNICAL SVCS & CONSULTING INC	$5,336.00		
	Invoice		Date	Description			Amount		
	2024-432		10/14/2024	SEPT 2024 MANAGED SERVIES			$4,250.00		
	2024-445		10/14/2024	10/2/24-10/10/24 I.T. Support			$1,086.00		
25692	10/28/2024	Open			Accounts Payable	ILLINOIS STATE POLICE	$30.00		
	Invoice		Date	Description			Amount		
	2024116926-1		10/14/2024	T. SHOEMAKER			$30.00		
25693	10/28/2024	Open			Accounts Payable	J & J PARTY RENTAL	$1,674.00		
	Invoice		Date	Description			Amount		
	vl924		10/14/2024	ART ON THE GREEN			$1,674.00		
25694	10/28/2024	Open			Accounts Payable	JX TRUCK CENTER - BOLINGBROOK	$1,970.88		
	Invoice		Date	Description			Amount		
	2252825S		10/08/2024	repair sw1276			$1,970.88		
25695	10/28/2024	Open			Accounts Payable	JX TRUCK CENTER - BOLINGBROOK	$138,329.71		
	Invoice		Date	Description			Amount		
	DE-01733-1		10/16/2024	2025 Peterbilt chassis and cab			$138,329.71		
25696	10/28/2024	Open			Accounts Payable	KIMBALL MIDWEST	$382.90		
	Invoice		Date	Description			Amount		
	102720624		10/21/2024	supplies			$382.90		
25697	10/28/2024	Open			Accounts Payable	LAKEVIEW HOMES	$4,000.00		
	Invoice		Date	Description			Amount		
	NRES-23-41C		10/18/2024	REFUND - 11199 TUSCANY LN			$1,000.00		
	NRES-23-43C		10/18/2024	REFUND - 11191 TUSCANY LN			$1,000.00		
	NRES-23-42C		10/18/2024	REFUND - 11195 TUSCANY LN			$1,000.00		
	NRES-23-44C		10/18/2024	REFUND - 11187 TUSCANY LN			$1,000.00		
25698	10/28/2024	Open			Accounts Payable	MARKET ON STATE INC	$21,074.88		
	Invoice		Date	Description			Amount		
	24-08-30 MOS		10/14/2024	MAY-JULY SALES TAX REBATE			$21,074.88		
25699	10/28/2024	Open			Accounts Payable	MENARDS	$473.20		
	Invoice		Date	Description			Amount		
	47671		10/10/2024	casters			$75.96		
	47568		10/08/2024	supplies			$68.60		
	47622		10/09/2024	cleaning supplies			$153.43		
	48004		10/17/2024	bldg supplies			$171.56		

Payment Register

From Payment Date: 10/15/2024 - To Payment Date: 10/28/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	47903		10/15/2024	brush		$3.65			
25700	10/28/2024	Open			Accounts Payable	OFFICE OF THE ILLINOIS ATTORNEY GENERAL	$30.00		
	Invoice		Date	Description		Amount			
	2024116926-3		10/14/2024	T. SHOEMAKER		$30.00			
25701	10/28/2024	Open			Accounts Payable	OTIS ELEVATOR CO	$1,050.00		
	Invoice		Date	Description		Amount			
	CYS18558001		09/06/2024	elevator repair		$1,050.00			
25702	10/28/2024	Open			Accounts Payable	PIZZO & ASSOCIATES, LTD.	$787.50		
	Invoice		Date	Description		Amount			
	1930-7		10/14/2024	BEECHEN & DILL		$562.50			
	1930-6		10/14/2024	KETTERING BASINS		$225.00			
25703	10/28/2024	Open			Accounts Payable	PULTE GROUP	$20,000.00		
	Invoice		Date	Description		Amount			
	NRES-23-59LT		10/18/2024	REFUND - 12734 TRINITY WAY		$13,000.00			
	NRES-23-59C		10/18/2024	REFUND - 12734 TRINITY WAY		$1,000.00			
	NRES-24-27C		10/18/2024	REFUND - 12413 EILEEN ST		$1,000.00			
	NRES-24-23C		10/18/2024	REFUND - 12466 ROSSAVEAL WAY		$1,000.00			
	NRES-24-22C		10/18/2024	REFUND - 12692 ROSSAVEAL WAY		$1,000.00			
	NRES-24-34C		10/18/2024	REFUND - 12514 EILEEN ST		$1,000.00			
	NRES-24-21C		10/18/2024	REFUND - 12484 ROSSAVEAL WAY		$1,000.00			
	NRES-24-35C		10/18/2024	REFUND - 12506 EILEEN ST		$1,000.00			
25704	10/28/2024	Open			Accounts Payable	Silver Cross Medical Group - OCC Health	$43.00		
	Invoice		Date	Description		Amount			
	4871		10/14/2024	BACKGROUND CHECKS		$43.00			
25705	10/28/2024	Open			Accounts Payable	SMITTY'S TREE SERVICE, INC.	$5,205.00		
	Invoice		Date	Description		Amount			
	255223		09/13/2024	tree and stump removal		$525.00			
	255234		09/13/2024	tree and stump removal		$1,140.00			
	255221		09/13/2024	tree and stump removal		$500.00			
	255236		09/13/2024	tree and stump removal		$300.00			
	255226		09/13/2024	tree and stump removal		$740.00			
	255237		09/13/2024	tree and stump removal		$1,100.00			
	255229		09/13/2024	tree and stump removal		$375.00			
	255225		09/13/2024	tree and stump removal		$525.00			
25706	10/28/2024	Open			Accounts Payable	SMOLLEN, CHARLENE	$1,402.63		
	Invoice		Date	Description		Amount			
	24-09-20 CS		10/14/2024	IML & MCI CONFERENCES		$1,402.63			
25707	10/28/2024	Open			Accounts Payable	TERRA ENGINEERING LTD.	$2,580.00		
	Invoice		Date	Description		Amount			
	23256		10/14/2024	STEPHEN ST. TRAIL PHASE/RE-EVAL		$2,580.00			
25708	10/28/2024	Open			Accounts Payable	TREASURER, STATE OF ILLINOIS	$5.00		
	Invoice		Date	Description		Amount			
	2024116926-2		10/14/2024	T. SHOEMAKER		$5.00			

Village of Lemont

Payment Register

From Payment Date: 10/15/2024 - To Payment Date: 10/28/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
25709	10/28/2024	Open			Accounts Payable	VILLAGE OF HOMER GLEN	$13,770.53		
	Invoice		Date	Description			Amount		
	24-08-30 HG		10/14/2024	MAY-JULY SALES TAX REBATE			$13,770.53		
25710	10/28/2024	Open			Accounts Payable	WHOLESALE DIRECT, INC.	$843.64		
	Invoice		Date	Description			Amount		
	000270947		09/17/2024	supplies			$843.64		
25711	10/28/2024	Open			Accounts Payable	A TOUCH OF GREEN	$1,000.00		
	Invoice		Date	Description			Amount		
	2020-00001032C		10/18/2024	REFUND - 13836 AMELIA DR			$1,000.00		
25712	10/28/2024	Open			Accounts Payable	ALPHA CONSTRUCTION, LLC	$1,000.00		
	Invoice		Date	Description			Amount		
	2018-00001178C		10/18/2024	REFUND - 10 TIMBERLINE DR.			$1,000.00		
25713	10/28/2024	Open			Accounts Payable	AMONI, ETHAN	$1,000.00		
	Invoice		Date	Description			Amount		
	ROOF-24-186C		10/18/2024	REFUND - 506 PORTER ST			$1,000.00		
25714	10/28/2024	Open			Accounts Payable	ART LOGISTICS	$1,000.00		
	Invoice		Date	Description			Amount		
	2022-00000106C		10/18/2024	REFUND - 13067 MAIN STREET			$1,000.00		
25715	10/28/2024	Open			Accounts Payable	BIBA, SELAMI	$1,000.00		
	Invoice		Date	Description			Amount		
	2019-00000470C		10/18/2024	REFUND - 12855 COLLINA LN			$1,000.00		
25716	10/28/2024	Open			Accounts Payable	GANZ, CHRISTIAN GANZ	$1,000.00		
	Invoice		Date	Description			Amount		
	NRES-23-71C		10/18/2024	REFUND - 15354 129TH STR			$1,000.00		
25717	10/28/2024	Open			Accounts Payable	GEIGER, JAMES	$1,000.00		
	Invoice		Date	Description			Amount		
	WALL-24-2C		10/18/2024	REFUND - 12741 CARUSO CT			$1,000.00		
25718	10/28/2024	Open			Accounts Payable	KING'S LANDSCAPING	$1,000.00		
	Invoice		Date	Description			Amount		
	2020-00001284C		10/18/2024	REFUND - 1060 HERMES AVE			$1,000.00		
25719	10/28/2024	Open			Accounts Payable	KLIMEK, MIKE	$1,000.00		
	Invoice		Date	Description			Amount		
	SWR-24-7C		10/23/2024	REFUND - 317 CANAL ST			$1,000.00		
25720	10/28/2024	Open			Accounts Payable	MARTINEZ, FERNANDO	$1,000.00		
	Invoice		Date	Description			Amount		
	ROOF-24-181C		10/18/2024	REFUND - 16672 WINDSOR CT			$1,000.00		
25721	10/28/2024	Open			Accounts Payable	POLACZEK, ADAM	$1,000.00		
	Invoice		Date	Description			Amount		
	SIDE-24-15C		10/18/2024	REFUND - 33 W. ROBERTA ST			$1,000.00		
25722	10/28/2024	Open			Accounts Payable	POLISI, FLAMUR	$1,000.00		
	Invoice		Date	Description			Amount		
	NRES-23-36C		10/18/2024	REFUND - 14 LIMESTONE CT.			$1,000.00		

Payment Register

From Payment Date: 10/15/2024 - To Payment Date: 10/28/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
25723	10/28/2024	Open			Accounts Payable	ROSE PAVING	$1,000.00		
	Invoice		Date	Description		Amount			
	MISC-24-31C		10/18/2024	REFUND - 13833 STEEPLEVIEW LN		$1,000.00			
25724	10/28/2024	Open			Accounts Payable	JOHNSON CONTROLS SECURITY SOLUTIONS	$1,374.70		
	Invoice		Date	Description		Amount			
	40654667		10/12/2024	alarm monitoring 11/1/24-1/31/25		$173.35			
	40654669		10/12/2024	alarm monitoring 11/1/24-1/31/25		$173.35			
	40654665		10/12/2024	alarm monitoring 11/1/24-1/31/25		$173.35			
	40654666		10/12/2024	alarm monitoring 11/1/24-1/31/25		$173.35			
	40654664		10/12/2024	alarm monitoring 11/1/24-1/31/25		$173.35			
	40654668		10/12/2024	alarm monitoring 11/1/24-1/31/25		$173.35			
	40654661		10/12/2024	alarm monitoring 11/1/24-1/31/25		$161.25			
	40654663		10/12/2024	alarm monitoring 11/1/24-1/31/25		$173.35			
25725	10/28/2024	Open			Accounts Payable	SEACOAST BUSINESS FUNDING & CROSSING GUARD	$3,386.56		
	Invoice		Date	Description		Amount			
	1101		10/14/2024	CROSSING GUARD SSERVICES 9/3-9/13/24		$1,604.16			
	1117		10/14/2024	GROSSING GUARD SERVICES 9/16-9/27/24		$1,782.40			
Type Check Totals:					47 Transactions		$297,035.38		
EFT									
3497	10/28/2024	Open			Accounts Payable	ACCURATE EMPLOYMENT SCREENING, LLC	$345.96		
	Invoice		Date	Description		Amount			
	AUR2267123		10/14/2024	BACKGROUND CHECKS		$345.96			
3498	10/28/2024	Open			Accounts Payable	ARTISTIC ENGRAVING	$115.43		
	Invoice		Date	Description		Amount			
	23849		10/14/2024	O'REILLY BADGE		$115.43			
3499	10/28/2024	Open			Accounts Payable	AVALON PETROLEUM COMPANY	$9,207.04		
	Invoice		Date	Description		Amount			
	041460		09/26/2024	1170 gallons diesel		$3,818.53			
	007909		09/23/2024	1845 gallons regular		$5,388.51			
3500	10/28/2024	Open			Accounts Payable	BEECHEN & DILL HOMES INC	$7,889.25		
	Invoice		Date	Description		Amount			
	NRES-22-8LT		10/18/2024	REFUND - 12192 COPPER RIDGE DR.		$2,887.00			
	NRES-24-15C		10/18/2024	REFUND - 12903 MARBLE ST.		$1,000.00			
	NRES-24-16C		10/18/2024	REFUND - 12905 MARBLE ST.		$1,000.00			
	NRES-24-41		10/18/2024	REFUND - 12207 PROSPECT DR.		$2.25			
	NRES-22-8C		10/18/2024	REFUND - 12192 COPPER RIDGE DR.		$1,000.00			
	NRES-24-14C		10/18/2024	REFUND - 12183 PROSPECT DR.		$1,000.00			
	NRES-24-41C		10/18/2024	REFUND-12207 PROSPECT DR		$1,000.00			
3501	10/28/2024	Open			Accounts Payable	BILLIG, PEGGY	$500.00		
	Invoice		Date	Description		Amount			
	0159		10/14/2024	PZC MINUTES		$500.00			
3502	10/28/2024	Open			Accounts Payable	BURNS MECHANICAL INC	$450.00		
	Invoice		Date	Description		Amount			
	101124		10/11/2024	plumbing repair		$450.00			

Village of Lemont

Payment Register

From Payment Date: 10/15/2024 - To Payment Date: 10/28/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
3503	10/28/2024	Open			Accounts Payable	CIVICPLUS	$1,008.00		
	Invoice		Date	Description			Amount		
	308880		10/14/2024	MUNICIPAL HOSTING FEE			$1,008.00		
3504	10/28/2024	Open			Accounts Payable	FOODY AND DRINKY INSPECTIONS	$1,000.00		
	Invoice		Date	Description			Amount		
	2024-9		10/14/2024	HEALTH INSPECTIONS-OCT. 2024			$1,000.00		
3505	10/28/2024	Open			Accounts Payable	GARY R. WEBER ASSOCIATES INC	$285.00		
	Invoice		Date	Description			Amount		
	19509		10/14/2024	MARBLE LANDING, BASIN REVIEW			$285.00		
3506	10/28/2024	Open			Accounts Payable	HR GREEN, INC.	$54,902.58		
	Invoice		Date	Description			Amount		
	180127		10/14/2024	8/24/24-9/27/24 RILLY'S POINTE PARKING LOT			$171.50		
	180114		10/14/2024	8/3/24-9/27/24 MARBLE LANDING			$180.00		
	180134		10/14/2024	8/24/27-9/27/24 MARBELLA PUD			$666.70		
	180112		10/14/2024	8/3/24-9/27/24 - 13275&13337 MAIN			$150.00		
	180115		10/14/2024	6/22/24-9/27/24 NOTTING HILL			$200.00		
	180135		10/14/2024	8/24/24-9/27/24 VILLAS OF EQUESTRIAN			$600.00		
	180137		10/14/2024	8/24/24-9/27/24 LOMAS			$1,150.05		
	180116		10/14/2024	6/29/24-9/27/24 COPPER RIDGE			$492.50		
	180117		10/14/2024	6/29/24-9/27/24 MARY ELLEN WOODS SUB.			$722.50		
	180138		10/14/2024	8/24/24-9/27/24 - 13467 MAIN STREET			$510.00		
	180118		10/14/2024	7/27/24-9/27/24 MONTIFIORI			$200.00		
	180122		10/14/2024	7/20/24-9/27/24 COVINGTON KNOLLS UNIT 8			$100.00		
	180143		10/14/2024	8/24/24-9/27/24 NE CORNER 135TH & SMITH			$750.00		
	180146		10/14/2024	8/24/24-9/27/24 - 14447 131ST ST.			$480.00		
	180124		10/14/2024	8/3/24-9/27/24 HOFFMAN RESUBDIVISION			$100.00		
	180150		10/14/2024	8/10/24-9/27/24 GRAND PRAIRIE			$1,188.00		
	180145		10/14/2024	8/24/24-9/27/24 WILLOW POINT			$350.00		
	180151		10/14/2024	I&M Canal Rd and parking lot improvements OSLAD grant app			$5,000.00		
	180132		10/14/2024	NPDES phase II reporting			$250.00		
	179622		10/14/2024	Lead service line replacement design and checklist			$1,152.00		
	180149		10/14/2024	2024 sidewalk replacement design & construction eng 2402353			$1,505.40		
	180148		10/14/2024	2024 Tree Replacement Program eng 2402352			$1,666.50		
	180147		10/14/2024	Copper Ridge & Township trail connection eng 2402351			$3,353.93		
	180144		10/14/2024	2024 Bridge repairs Derby Road over Pine Needles Drive			$6,603.25		
	180142		10/14/2024	2024 sanitary sewer testing & lining design & const eng 2303925			$765.00		
	180141		10/14/2024	24GM Resurfacing construction engineering 2303922.01			$10,673.29		
	180140		10/14/2024	Lemont PW Annex Site Electrical Service design			$100.00		
	180120		10/14/2024	131st Street bike path ITEP grant application 2303600.01			$4,999.00		
	180130		10/14/2024	127th&Briarcliffe Ped-2303243			$377.25		
	180128		10/14/2024	Stephen Street Retaining Wall construction engineering2303238.01			$660.05		

Payment Register

From Payment Date: 10/15/2024 - To Payment Date: 10/28/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name		Transaction Amount	Reconciled Amount	Difference
	180125		10/14/2024	8/4/24-9/27/24 general services			$8,945.66			
	180129		10/14/2024	15368 129th St-2303241			$300.00			
	180131		10/14/2024	Engg-Kettering 2303245			$540.00			
3507	10/28/2024	Open			Accounts Payable	HR SOURCE		$925.00		
	Invoice		Date	Description			Amount			
	20937		10/14/2024	HR SOURCE CONSULTING SERVICES			$925.00			
3508	10/28/2024	Open			Accounts Payable	METRO POWER INC		$15,250.00		
	Invoice		Date	Description			Amount			
	14885		10/10/2024	generator maintenance-semi annual			$15,250.00			
3509	10/28/2024	Open			Accounts Payable	METROPOLITAN INDUSTRIES INC		$46,452.00		
	Invoice		Date	Description			Amount			
	INV067141		10/15/2024	data connection fee			$990.00			
	INV066844		10/11/2024	Two (2) 30HP pumps			$45,462.00			
3510	10/28/2024	Open			Accounts Payable	ORANGE CRUSH, LLC		$2,925.68		
	Invoice		Date	Description			Amount			
	112078		08/21/2024	blacktop			$619.74			
	112349		08/26/2024	blacktop			$707.42			
	113127		09/24/2024	blacktop			$1,598.52			
3511	10/28/2024	Open			Accounts Payable	PAYLOCITY CORPORATION		$760.35		
	Invoice		Date	Description			Amount			
	INV2351244		10/14/2024	OCTOBER 2024			$760.35			
3512	10/28/2024	Open			Accounts Payable	RAINBOW PRINTING		$2,496.90		
	Invoice		Date	Description			Amount			
	415876		10/14/2024	LEMONT DT MARKETING/RACK CARDS			$245.95			
	415889		10/17/2024	perf stock			$2,250.95			
3513	10/28/2024	Open			Accounts Payable	RAY O'HERRON CO., INC.		$393.55		
	Invoice		Date	Description			Amount			
	2371032		10/14/2024	BEMBENEK-BOOTS			$179.95			
	2370269		10/14/2024	A. BEMBENEK			$213.60			
3514	10/28/2024	Open			Accounts Payable	RUSSO POWER EQUIPMENT		$507.96		
	Invoice		Date	Description			Amount			
	SPI20834122		10/14/2024	mower chutes			$507.96			
3515	10/28/2024	Open			Accounts Payable	SOUTHWEST CENTRAL DISPATCH		$27,854.78		
	Invoice		Date	Description			Amount			
	24-10-17 SCD		10/14/2024	NOVEMBER 2024			$27,854.78			
3516	10/28/2024	Open			Accounts Payable	T.P.I. BUILDING CODE CONSULTANTS INC		$12,313.25		
	Invoice		Date	Description			Amount			
	202409		10/14/2024	SEPTEMBER 2024 PLAN REVIEW & INSPECTIONS			$12,313.25			
3517	10/28/2024	Open			Accounts Payable	TAI GINSBERG & ASSOCIATES LLC		$7,041.90		
	Invoice		Date	Description			Amount			
	3227		10/14/2024	SEPTEMBER 2024			$7,041.90			
3518	10/28/2024	Open			Accounts Payable	TATE, JAMIE, M		$3,359.40		
	Invoice		Date	Description			Amount			
	24-19		10/14/2024	9/2/24-9/15/24 planning services			$3,359.40			

Village of Lemont

Payment Register

From Payment Date: 10/15/2024 - To Payment Date: 10/28/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
3519	10/28/2024	Open			Accounts Payable	UNDERGROUND PIPE & VALVE CO INC	$125.00		

Invoice	Date	Description	Amount
068872-02	09/25/2024	coupling 6" clay to 8" pvc	$125.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
3520	10/28/2024	Open			Accounts Payable	UNIFIRST CORPORATION	$111.09		

Invoice	Date	Description	Amount
1201106359	10/14/2024	1658751 - Village Hall carpet mats	$111.09

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
3521	10/28/2024	Open			Accounts Payable	WILLOWBROOK FORD INC	$42,663.03		

Invoice	Date	Description	Amount
ST17725	10/14/2024	2025 FORD POLICE INTERCEPTOR	$42,663.03

Type EFT Totals:		25 Transactions	$238,883.15
FM-Clearing - Accounts Payable Totals			

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	47	$297,035.38	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	47	$297,035.38	$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	25	$238,883.15	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Total	25	$238,883.15	$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	72	$535,918.53	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00

Village of Lemont

Payment Register

From Payment Date: 10/15/2024 - To Payment Date: 10/28/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source		Payee Name	Transaction Amount	Reconciled Amount	Difference
					Total	72		$535,918.53	$0.00	

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	47	$297,035.38	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	47	$297,035.38	$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	25	$238,883.15	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Total	25	$238,883.15	$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	72	$535,918.53	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	72	$535,918.53	$0.00

Village of Lemont

Refunds in OpenGov

Building Permits/Contractor Licenses

10/1-10/16

Date Paid	Permit #	Permit Type	Applicant Name	Amount	Refund Method
10/15/2024	ROOF 24-198	ROOF PERMIT	DANTE SABEL	$ 1,000.00	CREDIT CARD
10/15/2024	ROOF 24-84	ROOF PERMIT	AMY GOUDSCHAAL	$ 1,000.00	CREDIT CARD
10/15/2024	POOL 22-3	POOL PERMIT	WELEY TOMALA	$ 1,000.00	CREDIT CARD
10/15/2024	SIDE 24-23	SIDING PERMIT	JAKE MARTIN	$ 1,000.00	CREDIT CARD
10/15/2024	ROOF 24-178	ROOF PERMIT	JAKE MARTIN	$ 1,000.00	CREDIT CARD
10/15/2024	ROOF 24-187	ROOF PERMIT	JAKE MARTIN	$ 1,000.00	CREDIT CARD
10/16/2024	ROOF 24-28	ROOF PERMIT	MEDA MIKALAUSKAS	$ 1,000.00	CREDIT CARD
10/16/2024	DECK 24-2	DECK PERMIT	JOSH MURAWSKI	$ 1,000.00	CREDIT CARD
10/16/2024	PERG 24-3	PERGOLA PERMIT	WELEY TOMALA	$ 1,000.00	CREDIT CARD
10/16/2024	POOL 24-11	POOL PERMIT	GREGORY HOOVER	$ 1,000.00	CREDIT CARD
10/11/2024	SIDE 24-7	SIDING PERMIT	TY YBARRA	$ 1,000.00	CREDIT CARD
10/11/2024	ROOF 24-190	ROOF PERMIT	STEVEN MIROCHNICK	$ 1,000.00	CREDIT CARD
10/11/2024	POOL 24-2	POOL PERMIT	MICHAEL KING	$ 1,000.00	CREDIT CARD
10/11/2024	ROOF 24-168	ROOF PERMIT	HEESEUNG CHOI	$ 1,000.00	CREDIT CARD
10/11/2024	WALL 23-4	RETAINING WALL	LUKE LOBOZ	$ 1,000.00	CREDIT CARD
10/11/2024	WALL 24-5	RETAINING WALL	EDUARDO HERRERA	$ 1,000.00	CREDIT CARD
10/11/2024	MISC 24-38	MISCELLANEOUS PERMIT	KATHLEEN FALK	$ 1,000.00	CREDIT CARD
10/11/2024	FIBA 24-5	FINISHED BASEMENT PERMIT	MATT MCCAW	$ 1,000.00	CREDIT CARD
Total Refunds				$ 18,000.00	

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

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Janet Schatz, Administration
THROUGH:
SUBJECT: An Ordinance Amending Lemont Municipal Code Chapter 5.04: Liquor Licenses (Decreasing and Issuing Class A-3 Liquor License)
DATE: October 28, 2024

SUMMARY/BACKGROUND
Nick's Tavern at 221 Main Street, Lemont, IL will be under new ownership. The number of A-3 liquor license classifications will not change. The Liquor Review Board held a meeting with the applicant on 10/28/24.

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Staff recommends approval of ordinance

BOARD ACTION REQUESTED
Staff recommends approval of ordinance

ATTACHMENTS
Class A-3 Liquor_License_to_Nick's 2024.pdf

VILLAGE OF LEMONT
ORDINANCE NO. _____

AN ORDINANCE
AMENDING LEMONT MUNICIPAL CODE
CHAPTER 5.04: LIQUOR LICENSES
(Decreasing and Issuing Class A-3 Liquor License)

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 28TH DAY OF OCTOBER 2024

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 28th day of October 2024

ORDINANCE NO. _____

AN ORDINANCE
AMENDING LEMONT MUNICIPAL CODE
CHAPTER 5.04: LIQUOR LICENSES
(Decreasing and Issuing Class A-3 Liquor License)

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

WHEREAS, Nick's Tavern, 221 Main Street, had previously applied for and was issued a Class A-3 Liquor License by the Village; and,

WHEREAS, Nick's Tavern, 221 Main Street, is selling its business thereby surrendering the liquor license previously issued by the Village; and,

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

WHEREAS, Love and Luck, LLC d/b/a Nick's Tavern, 221 Main Street, has applied for a Class A-3 liquor license and has further requested the Village adopt an ordinance amending the Lemont Municipal Code, as amended, so as to permit such a license to be issued; and

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

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

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

SECTION 2: The number of Class A-3 liquor licenses, as set forth in the Lemont Municipal Code, Chapter 5, Section 5.04, Subsection 5.04.060, Class of Licenses, Number of Licenses and License Fees, remains unchanged.

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

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

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

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS 28TH DAY OF OCTOBER 2024.

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

_____

JOHN EGOFSKE
President

ATTEST:

_____

CHARLENE M. SMOLLEN
Village Clerk

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: George Schafer, Administration
THROUGH:
SUBJECT: A Resolution Approving Application for Federal Funding (131st Street Multi-Use Path Improvements)
DATE: October 28, 2024

SUMMARY/BACKGROUND
The Illinois Department of Transportation (IDOT) administers the Illinois Transportation Enhancement Program (ITEP) through funds from the Federal Fixing America's Surface Transportation Act (FAST Act) to assist local communities with pedestrian/bicycle facilities, streetscapes, and other transportation related projects. The program is reimbursable at 80% generally for all phases. For this submittal, the Village is submitting for the 131st Street separated pedestrian/bicycle path. The project consists of the installation of a multi-use path, box culvert extension, ADA ramp improvements, pedestrian signals, and landscape restoration along 131st Street from Derby to Bell. The Village has identified the pedestrian/bicycle facilities and streetscape aspect of the project comply with the Village's desire to improve and enhance the transportation corridors within the Village. Staff chose this project in conjunction with engineering due to the costs associated with the path on 131st expected to be higher than what we have secured from southwest conference of Mayors. The attached Resolution is required for consideration of the funds.

ANALYSIS

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

STAFF RECOMMENDATION
Approve Resolution

BOARD ACTION REQUESTED
Motion to Approve (Consent)

ATTACHMENTS
Resolution-ITEP-Application.pdf

VILLAGE OF LEMONT

RESOLUTION NO. _____

A RESOLUTION APPROVING APPLICATION FOR FEDERAL FUNDING

(131st Street Multi-Use Path Improvements)

ADOPTED BY THE PRESIDENT AND
BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 28th DAY OF OCTOBER, 2024

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 28th day of October, 2024.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE VILLAGE OF LEMONT TO APPLY FOR FUNDING ASSISTANCE THROUGH THE ILLINOIS THE ILLINOIS TRANSPORTATTION ENHANCEMENT PROGRAM ADMINISTERED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION PROVIDING LOCAL ASSURANCE FOR A MULTI-USE PATH WITHIN THE DERBY ROAD AND 131st STREET CORRIDOR

WHEREAS, the Mayor and Board of Trustees of the Village of Lemont, Cook County, Illinois desires to improve and enhance transportation corridors with the Village; and

WHEREAS, the Illinois Department of Transportation (IDOT) administers the Illinois Transportation Enhancement Program (ITEP) through funds from the Federal Fixing America's Surface Transportation Act (FAST Act) to assist local communities with pedestrian/bicycle facilities, streetscapes, conversion of Abandoned Railroad Corridors to Trails, historic preservation and rehabilitation of historic transportation facilities, vegetation management in transportation Rights-of-Way, archeological activities relating to impacts from implementation of a transportation project, stormwater management, control and water pollution prevention or abatement related to highway construction or due to highway runoff, reduce vehicle-caused wildlife mortality or restore and maintain connectivity among terrestrial or aquatic habitats, and construction of turnouts, overlooks, and viewing areas; and

WHEREAS the ITEP is a reimbursement program, not a grant program, and will reimburse 80% of the construction and construction engineering, Phase I and Phase II engineering, leaving the Village with 20% of local share;

WHEREAS a sunset clause will be enforced and set requirements for the time a sponsor has to begin and complete a project. For preliminary engineering projects only, all work must be completed in 4 (four) years from the award notification letter. For engineering and construction projects, all ITEP funds must be obligated in 4 (four) years from the award notification letter. The full project must be completed within 10 (ten) years from the award notification letter or funds will be rescinded.

WHEREAS, the "Project", consists of installation of a multi-use path, box culvert extension, ADA ramp improvements, pedestrian signals, and landscape restoration. The Village has identified the pedestrian/bicycle facilities and streetscape aspect of the project comply with the Village's desire to improve and enhance the transportation corridors within the Village.

NOW, THEREFOR, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Lemont, Counties of Cook and DuPage, State of Illinois authorize the Village staff to apply to the Illinois Department of Transportation (IDOT), Illinois Transportation Enhancement Program (ITEP) to assist in the funding of the above-desired project.

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

Section 1: Certifies that they are willing and able to manage, maintain and operate the

project.

Section 2: Possesses the legal authority to nominate the Transportation Enhancement Project and it finance, acquire, and construct the proposed project; and by this assurance authorizes the nomination of the transportation enhancement project, including all understanding and assurances contained therein, and authorized representative to act in connection with the nomination and to provide such additional information as may be required.

Section 3: Affirms that, if selected, the Project will commence within the time periods defined by the Sunset Clause and in accordance with the Departmental policies.

Section 4: This Resolution shall be in full force and effect immediately from and after its passage and approval according to law.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS 28th DAY OF OCTOBER 2024.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
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: Ted Friedley, Public Works
THROUGH:
SUBJECT: A Resolution Approving Professional Services Agreement Between HR Green, Inc. and Village of Lemont, Illinois for USACE Sec 219 2024 Water Main Improvements Construction Engineering
DATE: October 28, 2024

SUMMARY/BACKGROUND
HR Green is assisting the Village with Construction Engineering Services for the 2024 Water Main Improvement Project.

As outlined in the Agreement, the following tasks are included:

- Construction observation services when called upon. USACE provides inspection and coordination services as part of the grant agreement, however, based on prior projects additional services have been needed to supplement USACE.
- Final inspection and prepare final punchlist before project closeout.

  - Notice to Proceed - October 2024
  - Contractor to start - TBD, November 2024 anticipated
  - Project Completion - June 2025

The Proposed agreement authorizes HR Green, Inc. and the Village of Lemont to move forward with this project. The total not to exceed fees for the project are $30,000.00.

ANALYSIS
$90,000 has been budgeted in FY25 for Army Corp Water Main Project Engineering

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

STAFF RECOMMENDATION
Pass Resolution Approving Professional Services Agreement Between HR Green, Inc. and Village of Lemont, Illinois for USACE Sec 219 2024 Water Main Improvements Construction Engineering

BOARD ACTION REQUESTED
Pass Resolution Approving Professional Services Agreement Between HR Green, Inc. and Village of Lemont, Illinois for USACE Sec 219 2024 Water Main Improvements Construction Engineering

ATTACHMENTS

A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for USACE SEC 219 2024 Water Main Improvements Construction Engineering.pdf

VILLAGE OF LEMONT

RESOLUTION
NUMBER R-___-24

A RESOLUTION APPROVING PROFESSIONAL SERIVCES AGREEMENT BETWEEN HR GREEN, INC. AND THE VILLAGE OF LEMONT, ILLINOIS FOR USACE SEC 219 2024 WATER MAIN IMPROVEMENTS CONSTRUCTION ENGINEERING

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

JANELLE KITTRIDGE
DAVE MAHER
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 __-__-2024

RESOLUTION NO. R-_____-24

A RESOLUTION APPROVING PROFESSIONAL SERIVCES AGREEMENT BETWEEN HR GREEN, INC. AND THE VILLAGE OF LEMONT, ILLINOIS FOR USACE SEC 219 2024 WATER MAIN IMPROVEMENTS CONSTRUCTION ENGINEERING

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

WHEREAS, the Village and HR Green, Inc. wish to enter a professional services agreement for USACE SEC 219 2024 Water Main Improvements Construction Engineering as further outlined in the professional services agreement attached hereto as Exhibit A ("Agreement"); and

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

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

SECTION 1:

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

SECTION 2:

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

SECTION 3:

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

SECTION 4:

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

SECTION 5:

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

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS _____ DAY OF _____ 2024.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYES:	ABSENT:	ABSTAIN:
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____

JOHN EGOFSKE
President

ATTEST:

_____

CHARLENE M. SMOLLEN
Village Clerk

Exhibit A

USACE SEC 219 2024 Water Main Improvements Construction Engineering Agreement

PROFESSIONAL SERVICES AGREEMENT

For

Lemont, IL - USACE Sec 219 2024 Water Main Improvements Construction

Village of Lemont
Mr. George Schafer
Village Administrator
418 Main Street
Lemont, IL 60439
Ph: 815.385.6023

Bruce A. Hill, PE
Municipal Executive – Governmental Services Engineering
HR Green, Inc. 323 Alana Drive
New Lenox, IL 60451
Ph: 815.462.9324

Project No. 2303230.01

October 14, 2024

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THIS **AGREEMENT** is between the Village of Lemont (hereafter “CLIENT”) and HR Green, Inc. (hereafter "COMPANY").

1.0 Project Understanding

1.1 General Understanding

The CLIENT has identified a need for replacement of water main on the following streets:

- Walter Street from Weimer Avenue to Peiffer Avenue
- Peiffer Avenue from Walter Street to Warner Avenue
- Glenys Drive from Hillview Drive to Glenys Drive (N/S)

The project is anticipated to consist of installing approximately 2,200 Lin Ft. of a new 8-inch ductile iron main. The project will also include full water service line installation, driveway replacement, and patching associated with the water main work under existing pavement. As of now, the project will start with only awarding the work on Walter Street. If additional USACE funding becomes available, Peiffer Avenue could be added.

1.2 Design Criteria/Assumptions

- Project is partially funded by a United States Army Corps of Engineers (USACE) Section 219 grant. All USACE guidelines and design criteria will have to be met.
- All water main replacement will be completed within CLIENT’s owned right-of-way. No easements were obtained for the project.
- Replacement of other utilities not identified above, or the entire roadway, is not anticipated.

2.0 Scope of Services

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

2.1 Provide supplementary Construction Observation services when called upon. The USACE provides QA inspection and project coordination services as part of the agreement for the grant. In a past project with USACE, CLIENT found that USACE’s QA participation was not up to standards established during similar water main capital improvement projects, so COMPANY is needed to fill in the inspection & project management gaps left by the USACE.

2.2 Provide a Final Inspection and prepare a Final Punchlist before closing out the project.

3.0 Deliverables and Schedules Included in this Agreement

The Project shall be initiated upon authorization by CLIENT.

1. Notice to Proceed – NTP ..... October 2024
2. Contractor Start (Anticipated – T.B.D.) ..... November 18, 2024
3. Project Completion Date ..... June, 2025

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

4.0 Items not included in Agreement/Supplemental Services

N/A

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

5.0 Services by Others

N/A

6.0 Client Responsibilities

N/A

7.0 Professional Services Fee

7.1 Fees

The fee for services will be based on COMPANY standard hourly rates current at the time the AGREEMENT is signed. These standard hourly rates are subject to change upon 30 days' written notice. Non-salary expenses directly attributable to the project such as: (1) living and traveling expenses of employees when away from the home office on business connected with the project; (2) identifiable communication expenses; (3) identifiable reproduction costs applicable to the work; and (4) outside services will be charged in accordance with the rates current at the time the service is done.

7.2 Invoices

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

7.3 Extra Services

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

7.4 Exclusion

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

7.5 Payment

The CLIENT AGREES to pay COMPANY on the following basis:

Time and material basis with a Not to Exceed fee of: $30,000.00.

8.0 Terms and Conditions

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

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

Sincerely,

HR GREEN, INC.

Bruce A. Hill
Municipal Executive – Governmental Services – Engineering

Approved by: Timothy J. Hartnett

Printed/Typed Name: Timothy J. Hartnett

Title: President – Governmental Services / Principal Date: October 14, 2024

VILLAGE OF LEMONT

Accepted by: _____

Printed/Typed Name: George Schafer

Title: Village Administrator Date: _____

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418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Ted Friedley, Public Works
THROUGH:
SUBJECT: A Supplemental Resolution for Maintenance Under the Illinois Highway Code
DATE: October 28, 2024

SUMMARY/BACKGROUND
IDOT requires a Resolution to be passed to utilize Motor Fuel Tax funds for highway maintenance under the Illinois Highway Code. A Resolution for maintenance was passed in June, this supplemental Resolution will allow MFT funds to be used for the 2024 Resurfacing Project.

ANALYSIS

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

STAFF RECOMMENDATION
Pass Resolution for Maintenance Under the Illinois Highway Code

BOARD ACTION REQUESTED
Pass Resolution for Maintenance Under the Illinois Highway Code

ATTACHMENTS
A Supplemental Resolution for Maintenance Under the Illinois Highway Code.pdf

VILLAGE OF LEMONT

RESOLUTION
NUMBER R-___-24

A SUPPLEMENTAL RESOLUTION FOR MAINTENANCE UNDER THE ILLINOIS HIGHWAY CODE

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

JANELLE KITTRIDGE
DAVE MAHER
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 __-__-2024

Illinois Department of Transportation

Resolution for Maintenance Under the Illinois Highway Code

District	County	Resolution Number	Resolution Type	Section Number
1	Cook		Supplemental	24-00000-00-GM

BE IT RESOLVED, by the President and Board of Trustees (Governing Body Type) of the Village (Local Public Agency Type) of LEMONT (Name of Local Public Agency) Illinois that there is hereby appropriated the sum of Five Hundred Eight Hundred Fifteen Thousand Two Hundred Fifty Dollars and No Cents Dollars ($815,250.00)

of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from 01/01/24 (Beginning Date) to 12/31/24 (Ending Date).

BE IT FURTHER RESOLVED, that only those operations as listed and described on the approved Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that Village (Local Public Agency Type) of LEMONT (Name of Local Public Agency) shall submit within three months after the end of the maintenance period as stated above, to the Department of Transportation, on forms available from the Department, a certified statement showing expenditures and the balances remaining in the funds authorized for expenditure by the Department under this appropriation, and

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I Charlene Smollen (Name of Clerk) Village (Local Public Agency Type) Clerk in and for said Village (Local Public Agency Type) of LEMONT (Name of Local Public Agency) in the State of Illinois, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the President and Board of Trustees (Governing Body Type) of LEMONT (Name of Local Public Agency) at a meeting held on 10/28/24 (Date).

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 28 (Day) day of October, 2024 (Month, Year).

(SEAL, if required by the LPA)

Clerk Signature & Date

APPROVED

Regional Engineer Signature & Date
Department of Transportation

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 _____ 2024.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYES:	ABSENT:	ABSTAIN:
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____

JOHN EGOFSKE
President

ATTEST:

_____

CHARLENE M. SMOLLEN
Village Clerk

Exhibit A BLR 14222 Supplemental Estimate of Maintenance Costs

Illinois Department of Transportation

Local Public Agency General Maintenance

Estimate of Maintenance Costs

Submittal Type: Supplemental

District	Estimate of Cost For
1	Municipality

Local Public Agency	County	Section Number	Maintenance Period Beginning	Ending
Village of Lemont	Cook	24-00000-00-GM	01/01/24	12/31/24

Maintenance Items

Maintenance Operation	Maint Eng Category	Insp. Req.	Material Categories/ Point of Delivery or Work Performed by an Outside Contractor	Unit	Quantity	Unit Cost	Cost	Total Maintenance Operation Cost
Resurfacing	IV		Contract	1	1	$1,106,812.50	$1,106,812.50	$1,106,812.50
						Total Operation Cost		$1,106,812.50

Estimate of Maintenance Costs Summary

Maintenance	MFT Funds	RBI Funds	Other Funds	Estimated Costs
Local Public Agency Labor				
Local Public Agency Equipment				
Materials/Contracts(Non Bid Items)				
Materials/Deliver & Install/Materials Quotations (Bid Items)				
Formal Contract (Bid Items)	$815,250.00		$291,562.50	$1,106,812.50
Maintenance Total	$815,250.00		$291,562.50	$1,106,812.50

Estimated Maintenance Eng Costs Summary

Maintenance Engineering	MFT Funds	RBI Funds	Other Funds	Total Est Costs
Preliminary Engineering				
Engineering Inspection				
Material Testing				
Advertising				
Bridge Inspection Engineering				
Maintenance Engineering Total				
Total Estimated Maintenance	$815,250.00		$291,562.50	$1,106,812.50

Remarks

Supplemental for 2024 Resurfacing Program

SUBMITTED

Local Public Agency Official Signature & Date

Title

County Engineer/Superintendent of Highways Signature & Date

APPROVED

Regional Engineer Signature & Date
Department of Transportation

Estimate of Maintenance Costs

Submittal Type: Supplemental

Local Public Agency	County	Section	Maintenance Period Beginning	Ending
Village of Lemont	Cook	24-00000-00-GM	01/01/24	12/31/24

IDOT Department Use Only

Received Location	Received Date	Additional Location?
		☐

WMFT Entry By	Entry Date

Exhibit B BLR 09150 Request for Expenditure/Authorization of Motor Fuel Tax Funds

Illinois Department of Transportation

Request for Expenditure/Authorization of Motor Fuel Tax Funds

Local Public Agency	Type	County	Section Number
Village of Lemont	Village	Cook	24-00000-00-GM

I hereby request authorization to expend Motor Fuel Tax Funds as indicated below:

Purpose	Motor Fuel Tax Amount	Rebuild Illinois Amount
County Engineer/Superintendent Salary & Expenses		n/a
Contract Construction		
Day Labor Construction		
Engineering		
Engineering Investigations		
IMRF/Social Security		n/a
Maintenance	$815,250.00	
Maintenance Engineering		
Obligation Retirement		n/a
Other		
Right-of-Way (Itemized on 2nd page)		
TOTAL	$815,250.00	

Comments

Supplemental for 2024 Resurfacing Program

Local Public Agency Official Signature & Date

Title

Approved

Regional Engineer Signature & Date
Department of Transportation

Department of Transportation Use

Entered By	Date

Itemization of Right-of-Way Request

Location of Property			Property Owner	Acres Right-of-Way	Relocation Costs	Cost of Land Acquired	Cost of Damage to Land not Acquired	Total
Street/Road	Parcel Number	Address of Property Involved						
							TOTAL	

Add Item

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Ted Friedley, Public Works
THROUGH:
SUBJECT: A Resolution Authorizing 12421 Archer Avenue Building Demolition Agreement with Hoppy's Landscaping, Inc
DATE: October 28, 2024

SUMMARY/BACKGROUND
Public Works staff obtained three (3) quotes for the demolition of the home located on the new water tower property at 12421 Archer Avenue (Archer & Derby). One quote did not contain necessary pricing of all items. Hoppy's Landscaping provided the quote of $26,000 not including permit fees. The building needs to be removed to proceed with the rest of the plans on the tower site, including a salt storage dome and storage barn. Staff are requesting approval of Hoppy's Landscaping, Inc. proposal to proceed with the demolition.

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Pass Resolution Waiving Bid Requirements and Authorizing 12421 Archer Avenue Building Demolition Agreement with Hoppy's Landscaping, Inc

BOARD ACTION REQUESTED
Pass Resolution Waiving Bid Requirements and Authorizing 12421 Archer Avenue Building Demolition Agreement with Hoppy's Landscaping, Inc

ATTACHMENTS
A Resolution Authorizing 12421 Archer Avenue Building Demoliition Agreement With Hoppy's Landscaping, Inc..pdf

VILLAGE OF LEMONT

RESOLUTION
NUMBER R-___-24

A RESOLUTION AUTHORIZING 12421 ARCHER AVENUE BUILDING DEMOLITION AGREEMENT WITH HOPPY'S LANDSCAPING, INC.

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

JANELLE KITTRIDGE
DAVE MAHER
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 __-__-2024

RESOLUTION NO. R-_____-24

A RESOLUTION AUTHORIZING 12421 ARCHER AVENUE BUILDING DEMOLITION AGREEMENT WITH HOPPY'S LANDSCAPING, INC.

WHEREAS it has become necessary for the building located at 12421 Archer Avenue to be demolished; and

WHEREAS, in connection with the work to be conducted on the building demolition at 12421 Archer Avenue, the Village has researched and evaluated available options and contractors; and

WHEREAS, upon review by Village staff, it was concluded that the greatest benefit to the Village will be realized by waiving the bidding process and accepting the proposal for building demolition at 12421 Archer Avenue with Hoppy's Landscaping, Inc., 15041 New Avenue, Lockport, IL 60441, in an amount not to exceed $26,000.00; and

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

WHEREAS, The Village Board has determined that it is advisable, necessary, and in the best interest of the Village to waive competitive bidding and authorize the building demolition at 12421 Archer Avenue for $26,000.00.

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

SECTION 1:

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

SECTION 2:

Waiver of Public Bid Requirements and Authority to Purchase. The Village Board hereby waives the competitive bidding requirements otherwise applicable to the building demolition at 12421 Archer Avenue by Hoppy's Landscaping, Inc. at a price not to exceed $26,000.00 as Exhibit A.

SECTION 3:

The Village Administrator or his designee is hereby authorized to execute any documents and take any other steps necessary to complete the building demolition at 12421 Archer Avenue by Hoppy's Landscaping, Inc. at a price not to exceed $26,000.00 and to otherwise carry out this Resolution.

SECTION 4:

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

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS _____ DAY OF _____ 2024.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYES:	ABSENT:	ABSTAIN:
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____

JOHN EGOFSKE
President

ATTEST:

_____

CHARLENE M. SMOLLEN
Village Clerk

Exhibit A

Hoppy's Landscaping, Inc. Demolition Proposal

HLLM Inc.
15041 New Ave.
Lockport, IL 60441

Phone 630-257-2431
Fax 630-257-0771
hoppylandscaping@gmai.com

July 10, 2024

Ted Friedley
Public Works Department
16680 New Avenue
Lemont, IL 60439

PROPOSAL for
12521 Archer Avenue, Lemont, IL 60439

Demolition **$26,000.00**

- Disconnect sewer
- Cap well
- Tear down house
- Remove foundation
- Fill in foundation to level
- Asbestos Inspection

Prices do not include permit fees, final grade, landscaping, soil, air or pressure test, or any other testing or inspections required by municipalities.

Acceptance of Proposal
The above prices, specifications and conditions are satisfactory and are hereby accepted.

Signature: _____ Date: ____/____/____

Permit number(s) obtained for our scope of work:

Permit Description: _____ **Permit #:** _____

Permit Description: _____ **Permit #:** _____

Exhibit B

Master Guys Demolition Proposal

ESTIMATE

Service Address

12421 Archer Ave
Lemont , IL 60439

Prepared For

Village of Lemont
418 Main St
Lemont, IL 60439
(630) 257-2532

Master Guys Demolition Inc.

7667 W. 95th Street , Suite LL 01
Hickory Hills, IL 60457
Phone: (708) 770-1935
Email: masterguysdemolition@gmail.com
Web: Masterguysdemolition.com

Estimate # 15722
Date 05/31/2024

Description

- Demolition of all structures on the property and foundation removal;
- Backfill and level the ground to be ready for new construction;

Cut water at main & disconnection and seal the sewer at main

cap well cost not include, asbestos cost not included

Subtotal	$21,500.00
Total	**$21,500.00**

Notes:

Permits and fees not included.

All scrap and recycling materials will be property of Master Guys Demolition .
All debris will be disposed & recycled.

Estimate is valid for 60 days.

By signing this document, the customer agrees to the services and conditions outlined in this document.

General Conditions:

I. The Demolition Contractor agrees to hold harmless the Owner, General Contractor, or their Agents, against damage to life or limb and property by reason of the negligence of the Demolition Contractor, in connection with this contract, and further agrees to carry Worker's Compensation, Employers' Liability Insurance, General Liability Insurance, within the limits of $2,000,000.00, and excess liability umbrella of $3,000,000.00.

II. The Agreement is submitted under the assumption that the plans and specifications are complete, and no work is to be included that is not specifically mentioned. Any extra work which the Demolition contractor is requested to perform shall be paid for as extra work. Additional work shall not start unless mutually approved and in writing.

III. Owner, Contractor or its Agent represent that it has authority to contract for the wrecking and removal of the buildings and structures as herein before provided and agrees to defend and hold harmless Master Guys Demolition Inc against all suits or actions brought against it and to indemnify it for any and all losses (including attorney's fees and expenses) it may suffer by virtue of any wrongful wrecking and removal of the structures described herein in violation of the property rights of any other person or party.

IV. Master Guys Demolition Inc shall not be held liable or be required to pay any amount as damages for delay in completion of this work, and the Owner, Contractor or their *Agents, shall waive all claim for damages against said Master Guys Demolition Inc for its failure to complete the work in a given time, unless this contract states a definite per diem bonus and penalty. In such event, Master Guys Demolition Inc shall not be held liable or required to pay a penalty for time lost for delays beyond its control, including but not limited to Acts of nature, of any governmental body, of the Public Enemy, or Another Contractor, Fire, Flood, Epidemic, Weather, Strikes, Riots, Civil Disturbances, etc. An extension of time for such delays to be allowed in determining the applicability of bonus or penalty.

V. Unless otherwise covered in the body of this contract, it is assumed that no party or common wall condition exists. This agreement is tendered on that basis. If such a condition is determined at a later date, any and all engineering or other work involved with the restoration of said party wall shall be considered over and above the contract price stated herein.

VI. In the event any action is instituted to enforce any of the provisions of the contract or to collect money due hereunder, Master Guys Demolition, Inc. shall be entitled to reimbursement for any attorney and collection fees or any related expenses that it is obligated to pay.

VII. If payment is not made within the time specified, a monthly interest charge of 9.7% will be added to the unpaid balance. Paying with a credit card 3% charge will be applied.

VIII. Due to the weight of heavy machinery and trucks, we cannot be responsible for damage to

sidewalks and curbs. Due care will be taken to minimize any possible damage.

IX. Should Owner cancel this contract, at any point, Owner shall pay Contractor for all costs incurred, thought date of demobilization, including but not limited to: labor, materials and overhead costs, plus profit. Three progress payments are to be made in the amount of 33.3% first payment is to be made upon start date, second upon 50% of completion of obtaining the demolition permit, final payment upon completion of work .
SUB-CONTRACTOR ENGAGMENT TO ALL PARTIES YOU DESERVE INFORMATION ABOUT YOUR PROJECT

THIS INFORMATION IS PROVIDED BY: Tomasz Gielazyn the President of Master Guys Demolition Inc.

FOR THE PROJECT AT: as stated above

YOU DESERVE INFORMATION ABOUT YOUR PROJECT, THE ABILITY TO TRACK PARTICIPANTS, WORK PERFORMED, AND VISIBILITY.

INFORAMTION IS BEING PROVIDED BY MASTER GUYS DEMOLITION INC TO THE FOLLOWING:
OWNER : as stated in the headed cap above

CONTRACTOR: Master Guys Demolition Inc, 7667 W. 95th Street, Suite LL 01, Hickory Hills, IL. 60457

MEDIATOR COMPANY as stated in the headed cap above at as stated in the headed cap above WAS HIRED BY the owner of the project TO PROVIDE THE FOLLOWING SERVICES AND MATERIALS: The job which listed above.

We are looking forward to a successful, smooth project. Note that if payment disputes do arise and the balance which stated above goes unpaid for work and/or materials provided, the balance which stated above we will be entitled to seek payment via the filing of a mechanic’s lien.

We are hopeful that the information provided above is helpful to you in managing this project. By making project participants visible, it is easier to promote communication and cooperation, and easier to avoid misunderstandings or disputes. While we try to keep owners fully informed, we cannot do that if any of our information is incorrect. If anything above is not correct, please contact us via e-mail at: masterguysdemolition@gmail.com or telephone at: (708)770-1935 or in writing at: Master Guys Demolition inc, 7667 W. 95TH Street, LL01, Hickory Hills, IL 60457

We greatly look forward to working with you and your team.

Tomasz Gielazyn,
President
Master Guys Demolition Inc
7667 W. 95th Street,Suite LL 01,

Hickory Hills, IL. 60457

Village of Lemont

Exhibit C

Donegal Services Demolition Proposal

PROPOSAL

Proposal No: 240529.8
Date: 5/29/2024
Customer: Village of Lemont
Job Address: 12421 Archer Ave, Lemont

proposal is presented in accordance with the following plans: architectural dated **n/a** & engineering dated **n/a**

****FINAL APPROVED PLANS REQUIRED BEFORE ANY WORK CAN BEGIN****
****SIGNED AND DATED PROPOSAL REQUIRED BEFORE ANY WORK CAN BEGIN****

SEWER AND WELL DISCONNECT $5,900.00

- Disconnect up to a 5" well up to 150' deep on the property
- Disconnect sanitary at the main in the parkway across the street

DEMOLITION $20,150.00

Included to be demolished and removed from the site are the following:

- Existing house, garage, foundation, drives, private walks, slabs
- Public walk and curb are not included
- **IF A RETURN TRIP IS REQUIRED TO REMOVE PUBLIC WALK AND CURB AN ADDITIONAL CHARGE OF $750.00 WILL BE APPLIED**

TOTAL PROJECT COST $26,050.00

OPTIONS – PLEASE INITIAL BY THE OPTIONS YOU ARE SELECTING

Cook County Demo permit - $450.00
Asbestos testing - $1,050.00
Machine time to backfill hole - $2,000.00
Importing clay free of charge
Recycled 3" stone for backfill - $450.00 per load
Pulverized black dirt - $550.00 per load

EXCLUSIONS

Demolition – Removal of any trees, bushes, excessive household debris, draining and removal of Freon from AC units, site or tree protection, black dirt, seeding, permits, utility disconnects, or stone backfill unless specifically noted above. We assume no liability for damage to foundations, sidewalks, driveways, fences, trees or any underground construction damage by equipment or trucks making deliveries. Pools inside the house unless specifically noted on proposal.

Excavation – Soil testing, stabilization, compaction, undercuts, additional costs due to contaminated soils or hard to handle material, additional cost due to discrepancies between the plans, or site conditions, unforeseen underground objects, shoring unless specifically noted above, haul off of other trades spoils, protection and repair of landscaping, sidewalks, driveways and curb and gutter from truck and machine traffic or construction activity in the performance of the above work. We assume no liability for damages to fences due to ground conditions and tight lots. Embankment collapses will be billed at time and materials.

Sewer, Water & Storm – Protection and repair of landscaping, sidewalks, driveways and curb and gutter from truck and machine traffic or construction activity in the performance of the above work, damage to sidewalks and driveways from shallow directional bores, additional labor, and material due to utility conflicts. We assume no liability for damage to foundations, sidewalks, driveways, fences, trees or any underground construction damage by equipment or trucks making deliveries. Excludes all trench drains and installation unless specific noted above. 2" pvc for future street lighting will be installed if the builder provides the material otherwise it is not included. Replacing neighbors' aprons for disconnects that fall into them. Replacing brick streets. Sewer depth is assumed 9' deep unless specifically noted on plans.

PROPOSAL

Proposal No: 240529.8
Date: 5/29/2024
Customer: Village of Lemont
Job Address: 12421 Archer Ave, Lemont

TERMS

Payments are due within 30 days of invoice. 1-1/4% (15% annually) finance charge will be applied to all balances still due after 30 days. Customer agrees to pay all collection cost and attorney fees if collection by lawsuit is needed. Any, and all changes from plans referenced above may result in change to contract price. Donegal reserves the right to require deposits/down payments before work is commenced.

ACCEPTANCE OF PROPOSAL

COVID-19/ War in Ukraine – Donegal Services reserves the right to add on necessary charges to material to supplement for the rise in the market prices due to COVID-19/ War in Ukraine. The additional price will be within supplier cost increase. Donegal Services reserves the right to charge a fuel surcharge due to the volatility of the fuel mark.

The above prices, specifications and conditions are satisfactory and are hereby accepted. Donegal Services is authorized to do the work as specified. The above proposal is valid for 30 days. **Work on the above project will not begin until a signed proposal is received.**

_____ _____
Customer Signature Date

_____ _____
Donegal Signature Date

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: George Schafer, Administration
THROUGH:
SUBJECT: A Resolution Approving Voluntary Separation Agreement and Release
DATE: October 28, 2024

SUMMARY/BACKGROUND
As outlined in the Village's strategic plan, the Village is focused on implementing and reviewing the Police Department Organizational Design. The purpose is to optimize the function, processes, and Police Department structure to achieve business results. A well-designed organization can adapt to change, collaborate cross-functionally, make and execute decisions effectively, and nurture a positive working environment.

ANALYSIS
As part of the ongoing review, Commander Thad Mezyk has expressed interest in retiring this November of 2024 and the Village recommends accommodating this request with a voluntary retirement agreement that utilizes his earned and unused sick time from his career with the Lemont Police Department, similar to agreements approved in the past. Commander Mezyk has been a key member of the Lemont Police Department for over 27 years serving as a commander, sergeant, patrol and detective has been an invaluable member of the Village staff.

Apart from the future cost-cutting benefit of approximately $50k annually, it is important to note the long-term impact that the agreement will have on the careers of our employees within the department. The voluntary separation agreement will create an opportunity for internal promotions, enabling personal growth and development for those individuals who aspire to higher positions within the organization. This will contribute to the continued advancements and effectiveness of the Police Department. Internal movement is often difficult in a smaller organization, being able to control the timing of these leadership transitions is crucial for the Chief and leadership team as well. By offering Commander Mezyk, the Village will not only support his desire for early retirement but also allows for a positive ripple effect on the growth and success of the Police Department and Village as a whole.

Consistency with Village Policy
Other Subheadings, as applicable. Please Specify in Analysis Field.

STAFF RECOMMENDATION
Pass Resolution

BOARD ACTION REQUESTED
Motion to Approve (Consent)

ATTACHMENTS
Resolution VSA.pdf

FINAL Severance Agreement.Mezyk_ (003).pdf

Resolution No.

A Resolution Approving Voluntary Separation Agreement and Release

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 and Thaddeus Mezyk desire to enter into a Voluntary Separation Agreement and Release, providing certain benefits to Thaddeus Mezyk 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 Thaddeus Mezyk, 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.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL AND DUPAGE, ILLINOIS on this 28th day of October 2024.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN:
Janelle Kittridge				
David Maher				
Kenneth McClafferty				
Kevin Shaughnessy				
Rick Sniegowski				
Ronald Stapleton				

_____

JOHN EGOFSKE
President

ATTEST:

_____

CHARLENE M. SMOLLEN
Village Clerk

VOLUNTARY SEPARATION AGREEMENT AND RELEASE

THIS AGREEMENT is made on the 28th day of October 2024 between Thaddeus Mezyk ("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 a Voluntary Separation Agreement (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 considerations, the receipt and sufficiency of which is acknowledged by the parties, the parties agree as follows:

GENERAL RELEASE AND SEVERANCE AGREEMENT

This General Release and Severance Agreement ("Agreement") is entered into between Thaddeus R. Mezyk (on behalf of himself/herself, his/her heirs, and anyone acting for him/her, including attorneys, agents, representatives, executors, and assigns) (hereinafter "Employee") and the Village of Lemont (hereinafter "Employer"). In consideration of the mutual promises contained herein, including but not limited to the General Release and Waiver and Covenant Not to Sue, the parties agree as follows:

1. **Separation of Employment.** Employee's employment with Employer is ending effective November 15, 2024 (the "Separation Date"). After the Separation Date, Employee agrees that he/she will not represent himself/herself as being an employee, officer, agent or representative of Employer for any purpose and understands that he/she will not be entitled to any further compensation, monies, or other benefits from the Employer, except as otherwise detailed in this Agreement.

2. **Severance Payments and Benefits**. Subject to Employee's compliance with the obligations hereunder, Employer shall maintain Employee's current salary from November 15, 2024 through September 30, 2025 (the "Severance Period"). Payments will be disbursed bi-weekly according to Employer's regular payroll schedule and, as the case during his/her employment, will include Employee's regular bi-weekly pay, as well as a pro rata share of his PD Certified Stipend, Detective Stipend, Commander Administrative Pay, and Longevity Pay (collectively "Salary"). Deductions for state and federal taxes, along with any other authorized deductions, will apply. Employee will be eligible for a 2% merit pay increase on January 8, 2025, as well as the standard pay increase applicable to all employees on May 1, 2025. Payments reflecting these increases will adhere to Employer's regular payroll schedule. Employee and Employer will also maintain their contributions to the pension plan and group dental and vision plans through the Severance Period. The Salary, pension, dental and vision plan contributions will begin on November 15, 2024 assuming it has been at least eight (8) days since Employee signed this Agreement, Employee has returned all Employer property pursuant to paragraph eleven below, and the pension contribution has been approved by the appropriate authorities and determined to be lawful.

Employer also agrees to pay Employee for 308 hours of vacation time on the final paycheck provided during or after the Severance Period.

Should Employee violate any provision of this Agreement, the severance payments and benefits will immediately cease and Employer shall take action as detailed in paragraph fourteen. The parties agree that the severance payments and benefits constitute extra compensation in exchange for Employee's execution of this Agreement and that these payments exceeds any potentially disputed wages, compensation, bonuses, commissions, vacation pay, sick pay, and/or other benefits that Employee could claim are owed to him/her by Employer.

The parties agree that they consider this Salary/severance payment to be salary for purposes of computing pension contributions or benefits. However, 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 any 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 those Other Funds or the City, or any penalties to which Employee may be subjected to by Other Funds. Employer is not liable or responsible to Employee for any benefits, penalties or early retirement options from Other Funds.

3. **Payment of Accrued Sick Time.** Employee understands that in accordance with Employer's policy, he is eligible to be paid 50% of accrued/unused sick time, up to a maximum of 1,040 hours, at the time of separation. However, in exchange for the severance payment and benefits, Employee agrees to accept payment of 171 hours of accrued/unused sick time instead. The payment for this sick time will be made on the final paycheck provided during or after the Severance Period, assuming Employee has complied with all provisions of this Agreement.

4. **Payment Upon Employee's Death.** If the Employee dies during the Severance Period, severance payments and benefits remaining to be paid to the Employee under this Agreement shall be paid to the beneficiary designated by the Employee to receive those benefits (or in the absence of designation, to the Employee's surviving spouse, next of kin, or estate). This includes the Salary, vacation and sick time. Contributions to the pension plan and for dental and vision plan benefits for Employee's dependents will continue to be made to the extent allowed by the plan.

5. **General Release and Waiver.** Except as otherwise provided in paragraph eight, Employee hereby releases and discharges Employer, its affiliates, and Employer's and its affiliates' officers, directors, shareholders, parents, subsidiaries, supervisors, managers, trustees, employees, agents, representatives, insurers, attorneys, and its and their predecessors, successors, heirs, executors, administrators, and assigns ("Released Parties") from any and all claims, proceedings, charges, causes of actions, grievances, suits, charges, and complaints, whether known or unknown, that he/she ever had or now has, due to any matter whatsoever relating to his/her employment and/or separation of employment, and whether arising in tort, contract, statute, common law, or equity, before any federal, state, local, or private court, agency, arbitrator, mediator, or other entity ("Released Claims"). Without limitation, this release specifically includes any and all claims that the Released Parties:

- violated any personnel policies, handbooks, contracts of employment, or covenants of good faith and fair dealing;

- violated Title VII of the Civil Rights Act of 1964, the Americans with Disabilities Act, the Civil Rights Act of 1991, Section 1981 of U.S.C. Title 42, the Fair Credit Reporting Act, the Age Discrimination in Employment Act, the Worker Adjustment and Retraining Notification Act, the National Labor Relations Act, the Uniform Services Employment and Reemployment Rights Act, the Genetic Information Nondiscrimination Act, the Immigration Reform and Control Act, the Providing Urgent Maternal Protections for Nursing Mothers Act, the Illinois Human Rights Act, the Illinois Right to Privacy in the Workplace Act, the Illinois Worker Adjustment and Retraining Notification Act, the Illinois Cannabis Regulation and Tax Act, the Illinois Workplace Transparency Act, the Illinois One Day Rest in Seven Act, the Illinois Employment Contract Act, the Illinois Labor Dispute Act, the Victims' Economic

Employee Initials _____

Security and Safety Act, the Illinois Whistleblower Act, the Illinois Equal Pay Act, and/or any other federal, state or local statute, law, regulation or ordinance, including but not limited to any claim that Employer discriminated against Employee on the basis of age, race, color, sex (including sexual harassment), pregnancy, sexual orientation, gender identity, national origin, ancestry, disability, religion, membership in the military or National Guard, union activities, genetic background, order of protection status; and/or

- violated public policy or common law, including, but not limited to, claims for retaliatory discharge, negligent hiring, retention or supervision, assault, battery, defamation, intentional or negligent infliction of emotional distress and/or mental anguish, intentional interference with contract or prospective economic advantage, negligence, invasion of privacy, detrimental reliance, loss of consortium and/or promissory estoppel.

As part of this release, Employee expressly waives any right to recovery of compensation of any kind, including costs, fees, or other expenses, including attorneys' fees, incurred in these matters.

6. **Affirmations/No Pending Actions.** Employee affirms that he/she has not filed, caused to be filed, or presently a party to any claim, complaint, charge, or action against the Released Parties in any forum or form. Employee further affirms that he/she has been paid all compensation, wages, bonuses, vacation, commissions and/or benefits to which he/she may be entitled, except as provided in paragraph two of this Agreement. In addition, Employee affirms that he/she has not suffered any on-the-job injury for which he/she has not already filed a claim. Employee also affirms that he/she has not been denied any leave of absence for which he/she was qualified nor has he/she been discriminated against or retaliated against for taking any leave of absence, including but not limited to leaves pursuant to the Family and Medical Leave Act.

7. **Covenant Not to Sue.** Except as otherwise provided in paragraph eight, Employee agrees not to undertake any litigation or make any claim whatsoever against the Released Parties that arises out of or in any way relates to the Released Claims. The filing of such action or initiation of such claim shall excuse Employer from making any further payments or continuing any other benefits otherwise owed to Employee under paragraph two of this Agreement. In addition, Employer shall be entitled to recover from Employee all damages, including but not limited to all costs, expenses, and reasonable attorneys' fees expended in connection with responding to and defending such litigation or claim.

8. **Exceptions**. Nothing in this Agreement affects Employee's right to challenge the validity of this Agreement under the Age Discrimination in Employment Act, bring any claims for breach of the terms and conditions of this Agreement, bring any claims arising from any future conduct directed at Employee, and bring any claim(s) that cannot be released by law. This Agreement also does not waive Employee's right to report any allegations of unlawful conduct to federal, state, or local officials for investigation or to file a charge or complaint with an administrative agency such as the Equal Employment Opportunity Commission (EEOC), the

Employee Initials _____

Illinois Department of Human Rights (IDHR), the Department of Labor (DOL), the Occupational Safety and Health Administration (OSHA), the National Labor Relations Board (NLRB), or the Securities and Exchange Commission (SEC); or to participate in an investigation, hearing, proceeding, or trial relating to such charge or complaint. This Agreement also does not limit Employee's right to receive an award for information provided to a government agency. However, aside from any whistleblower award the government agency may provide, Employee does expressly waive any and all claims to damages or recovery of any kind in connection with any charge or complaint Employee files with the EEOC, IDHR, DOL, OSHA, NLRB, SEC, or any other administrative agency; any administrative agency's investigation, hearing, or proceeding in which Employee participates; and any lawsuit that the EEOC, IDHR, DOL, OSHA, NLRB, SEC, or any other administrative agency brings on Employee's behalf or on behalf of any other individual or group of individuals.

9. **Duty to Preserve Confidential Information**. Employee acknowledges that, in the course of his/her employment with Employer, he/she has had access to certain information which is proprietary to Employer, including but not limited to, trade secrets as defined by the Illinois Trade Secrets Act or other applicable law affording protection to trade secret information; technical information concerning Employer's products and services, including product know-how, designs, diagrams, software codes, log-in and password information to Employer accounts, test results, research projects, product development, and technical memoranda and correspondence; information concerning Employer's business, including accounting and unpublished financial information, methods of operation, business and product processes, practices, methods, policies and plans; patron lists, personal patron information, patron preferences and requirements; information or records regarding or submitted by potential or actual patrons, suppliers, vendors, manufacturers, distributors, consultants or co-venture partners for study, evaluation or use by Employer; private personal information concerning the Employer's employees which is obtained through the performance of one's job duties; and any other information not generally known to the public which, if misused or disclosed, could reasonably be expected to adversely affect Employer's business.

The requirement to protect Confidential Information disclosed under this Agreement shall apply for a period of three (3) years. The requirement to protect Confidential Information that qualifies as a "trade secret" under Illinois and/or other applicable law shall remain in effect indefinitely.

Except to request or receive confidential legal advice, as required by law or court order, or as otherwise provided in paragraph eight, Employee agrees not to disclose this protected Confidential Information to anyone and not to use the information for any personal or business purpose without prior written approval from Employer.

As part of the exception above, there is immunity from liability for confidential disclosure of a trade secret to the government or in a court filing as follows: (1) Immunity—An individual shall not be held criminally or civilly liable under any federal or state trade secret law for the disclosure of a trade secret that—(A) is made—(i) in confidence to a federal, state or local government official, either directly or indirectly, or to an attorney; and (ii) solely for the purpose of reporting or investigating a suspected violation of law; or (B) is made in a complaint or other

Employee Initials _____

document filed in a lawsuit or other proceeding, if such filing is made under seal. (2) Use of Trade Secret Information in Anti-Retaliation Lawsuit—An individual who files a lawsuit for retaliation by an employer for reporting a suspected violation of law may disclose the trade secret to the attorney of the individual and use the trade secret information in the court proceeding, if the individual—(A) files any document containing the trade secret under seal; and (B) does not disclose the trade secret, except pursuant to court order.

10. **Confidentiality.** Except as otherwise provided in paragraphs eight and nine, Employee agrees that he/she will keep the terms and amounts set forth in this Agreement completely confidential and will not disclose any information concerning the Agreement's terms and amounts to any person other than his/her immediate family (which includes only his/her parents, spouse or children, if any) attorney, accountants and tax/financial advisors. Employee agrees that in the event he/she discloses the terms of this Agreement to his/her immediate family, attorney, accountants or tax/financial advisors, he/she will instruct them not to reveal, disseminate by publication, or release in any manner or means this Agreement or any factual or legal matters contained in the Agreement except as may be required by legal process. Employee will be responsible for such parties' use or disclosure in violation of this Agreement, as if Employee used or disclosed such information himself/herself.

11. **Return of Employer Property**. Employee agrees that he/she shall promptly return to Employer all property belonging to it that he/she possesses or has possessed but has provided to a third party, including but not limited to all keys, ID cards, laptops, equipment or other materials purchased with Employer funds, and all originals and copies of Employer documents, files, memoranda, notes, passwords, patron lists and contacts, computer-readable information (maintained on disk or in any other form) and video or tape recordings of any kind other than personal materials relating solely to Employee. Neither Employee nor anyone within his/her direction and control, including his/her attorneys, will retain any copies, duplicates, reproductions or excerpts of any such property. Payment of the severance detailed in paragraph two above is contingent upon Employee providing or returning such property, data, and documents.

12. **Non-Disparagement/Defamation**. Employee agrees that he/she will not make (directly or indirectly) any disparaging statements of any kind about Employer or entity related to Employer, its officers, directors, managers, employees or patrons (including but not limited to statements and communications made via electronic mail, via the internet or posted on websites, blogs and the like). Employers agree that it will not issue any official statements or press releases defaming the Employee. Notwithstanding the foregoing, nothing in this Agreement shall prohibit Employee from making truthful statements or disclosures that are required by applicable law, regulation, legal process, to request or receive confidential legal advice, or as otherwise provided in paragraph eight. The parties agree that this section is beneficial to each of them, the preference of each of them, and has been mutually agreed upon.

13. **Cooperation.** Employee agrees to make himself/herself available to provide information, counsel, cooperation and assistance to Employer in transitioning his/her responsibilities or otherwise with respect to areas and matters in which he/she was involved during his/her employment, if and to the extent reasonably requested by Employer. Employee also agrees

Employee Initials _____

to cooperate fully, subject to reimbursement by Employer of reasonable out-of-pocket costs and expenses, with Employer, its auditors and/or legal counsel with respect to any matter (including any action, audit, litigation, investigation or governmental proceeding) which relates to a matter with which Employee was involved during his/her employment. Such cooperation may include his/her appearance in court, deposition or other tribunal, and to provide truthful written or oral testimony, and to meet and cooperate with Employer, its auditors, and/or legal counsel at such time or times as they may reasonably request.

14. **Breach.** Without limiting the remedies available to Employer, Employee acknowledges that a breach of this Agreement will result in irreparable injury to Employer, for which there is no adequate remedy at law, and that in the event of such a material breach or threat thereof, Employer shall be entitled to obtain injunctive relief, without the payment of any bond. In the event a court issues a temporary restraining order, preliminary injunction, permanent injunction, or issues any other similar order enjoining Employee from breaching this Agreement, or awards Employer any damages due to Employee's breach of this Agreement, Employee agrees to promptly reimburse Employer for all reasonable costs and attorneys' fees incurred by Employer in connection with obtaining such equitable relief or damages.

15. **Governing Law; Jurisdiction & Venue**. This Agreement, for all purposes, shall be construed in accordance with the laws of Illinois without regard to conflicts-of-law principles. Any action or proceeding by either of the parties to enforce this Agreement shall be brought only in any state or federal court located in the state of Illinois, county of Cook. The parties hereby irrevocably submit to the exclusive jurisdiction of such courts and waive the defense of inconvenient forum to the maintenance of any such action or proceeding.

16. **Enforceability.** Should any provision of this Agreement be held by a court of competent jurisdiction to be enforceable only if modified, or if any portion of this Agreement shall be held as unenforceable and thus stricken, such holding shall not affect the validity of the remainder of this Agreement, the balance of which shall continue to be binding on the parties with any such modification to become a part hereof and treated as though originally set forth in this Agreement.

The parties further agree that any such court is expressly authorized to modify any unenforceable provision of this Agreement in lieu of severing the unenforceable provision from this Agreement in its entirety, whether by rewriting the offending provision, deleting any or all of the offending provision, adding additional language to this Agreement or by making any other modifications as it deems warranted to carry out the intent and agreement of the parties as embodied herein to the maximum extent permitted by law.

17. **No Admission.** By entering into this Agreement, neither the Employee nor Employer makes any admission, agreement, consent, statement, or declaration that either party has violated any law, committed any wrongdoing, interfered with any right, breached any obligation or contract, or otherwise engaged in any improper or illegal conduct.

18. **OWBPA & WTA**. In accordance with the Older Workers Benefit Protection Act ("OWBPA") and the Illinois Workplace Transparency Act ("WTA"), Employer advises Employee to

Employee Initials _____

seek the advice of legal counsel before executing this Agreement. Employee expressly represents and warrants that his/her execution of this Agreement is knowing and voluntary, that he/she has up to 21 days to personally read and review the Agreement before executing it, that this 21-day period is sufficient time to consider the contents of this Agreement, and that he/she fully understands the ramifications of his/her execution of this Agreement. Employee also acknowledges that he/she has the right for a period of seven (7) days following his/her execution of this Agreement to revoke said Agreement by providing signed written notice to Stacy Patrianakos at 418 Main Street, Lemont, IL 60439 or spatrianakos@lemont.il.us. Such notification must be signed and received no later than the eighth calendar day after the date on which Employee signs this Agreement. If Employee provides such notification, the Agreement shall be of no force or effect and he/she will not be entitled to receive the severance benefits. Employee represents that he/she has had the opportunity to discuss with an attorney of his/her choosing the requirements for a waiver under the OWBPA, 29 U.S.C. 626 (f) and WTA, P.A. 101-0221. Employee further represents and warrants that Employer has not made any representations to him/her other than what is contained in the Agreement.

19. **Section 409A.** This Agreement is intended to comply with Section 409A of the Internal Revenue Code of 1986, as amended (Section 409A), including the exceptions thereto, and shall be construed and administered in accordance with such intent. Notwithstanding any other provision of this Agreement, payments provided under this Agreement may only be made upon an event and in a manner that complies with Section 409A or an applicable exemption. Any payments under this Agreement that may be excluded from Section 409A either as separation pay due to an involuntary separation from service, as a short-term deferral, or as a settlement payment pursuant to a bona fide legal dispute shall be excluded from Section 409A to the maximum extent possible. For purposes of Section 409A, any installment payments provided under this Agreement shall each be treated as a separate payment. To the extent required under Section 409A, any payments to be made under this Agreement in connection with a termination of employment shall only be made if such termination constitutes a "separation from service" under Section 409A. Notwithstanding the foregoing, Employer makes no representations that the payments and benefits provided under this Agreement comply with Section 409A and in no event shall Employer be liable for all or any portion of any taxes, penalties, interest, or other expenses that may be incurred by Employee on account of non-compliance with Section 409A.

20. **Entire Agreement.** This Agreement constitutes the entire agreement and understanding between the parties and supersedes and preempts any prior understandings, agreements or representations by or between the parties, written or oral, that may have related to the subject matter hereof in any way.

21. **Modifications.** Any modifications or amendments to this Agreement must be made in writing and signed by both the Employee and Employer.

22. **Execution.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. This Agreement must be manually signed and may be delivered by e-mail (in PDF format) and upon such delivery the PDF signature will be deemed to have the same effect as if the original signature had been delivered to the other party.

Employee acknowledges that he/she has read this Agreement and fully understands and appreciates its meaning. Employee further acknowledges that he/she has had an opportunity to consult legal counsel of his/her choice and he/she knowingly and voluntarily enters into this Agreement and agrees to comply with its terms and conditions.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates appearing below.

Village of Lemont	Thaddeus R. Mezyk
By: _____	By:_____
Its: _____	
Date: _____	Date: _____

Employee Initials ____

418 Main Street | Lemont, IL 60439

TO:	Village Board Meeting
FROM:	Jamie Tate, Community Development
THROUGH:	Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT:	An Ordinance Granting a Variation to 17.06.030, 17.07.020 and Engineering Detail LS-6 of the Lemont Unified Development Ordinance to Allow an Addition with an Attached Garage Located at 410 Singer in Lemont, IL
DATE:	October 28, 2024

SUMMARY/BACKGROUND
Laura Whittingham, both the applicant and property owner of 410 Singer Avenue, has applied for variance to the Unified Development Ordinance (UDO) to construct a residential home addition with an attached garage with an existing detached one-stall garage to remain. The driveway apron along Division Street to access both garages is wider than the UDO details. Public Works did not have any concerns with the driveway apron as proposed.

ANALYSIS
Comprehensive Plan
The subject property is within the Infill Residential (INF) future land use district.

Historic Preservation Commission (HPC)
The HPC reviewed the proposed addition and home improvements at the HPC meeting on September 12, 2024 and unanimously granted a Certificate of Appropriateness for the project.

Planning & Zoning Commission (PZC)
A public hearing for the variations was held at the PZC meeting on October 2, 2024. The PZC voted (6-0) to recommend approval.

Commitee of the Whole (COW)
The variations for the proposed home addition at 410 Singer Avenue were discussed at the COW meeting held on October 21, 2024.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Staff is recommending approval of the attached ordinance.

BOARD ACTION REQUESTED
A motion to approve the attached ordinance.

ATTACHMENTS

An Ordinance Granting Variation from 17.06.030, 17.07.020 and Engineering Detail LS-6 from the Unified Development Ordinance for 410 Singer in Lemont, IL

VILLAGE OF LEMONT

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION TO §17.06.030, §17.07.020 AND ENGINEERING DETAIL LS-6 OF THE LEMONT UNIFIED DEVELOPMENT ORDINANCE TO ALLOW AN ADDITION WITH AN ATTACHED GARAGE LOCATED AT 410 SINGER IN LEMONT, IL

(410 Singer Avenue Addition)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 28th DAY OF OCTOBER, 2024

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 28th day of October, 2024.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION TO §17.06.030, §17.07.020 AND ENGINEERING DETAIL LS-6 OF THE LEMONT UNIFIED DEVELOPMENT ORDINANCE TO ALLOW AN ADDITION WITH AN ATTACHED GARAGE LOCATED AT 410 SINGER IN LEMONT, IL

(410 Singer Avenue Addition)

WHEREAS, Laura Whittingham (hereinafter referred to as "the Petitioner") is the owner of the property at 410 Singer Avenue in Lemont, IL (PIN# 22-20-317-005-0000) (hereinafter referred to as the "Subject Property"), legally described and depicted in Exhibit A; and

WHEREAS, the Petitioner applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance ("UDO") seeking a variation to §17.06.030, §17.07.020 and Engineering Detail LS-6 for Residential Driveways from the UDO to allow for a residential home addition with an attached garage and driveway when an detached garage is to remain in the R-4A zoning district as depicted in Exhibit B; and

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on October 2, 2024 and voted 6-0 to recommend approval of the requested variations; 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 President and Board of Trustees of the Village have reviewed the matter herein and have determined that the requested variation is in the best interest of public health, safety, and welfare of the residents of the Village of Lemont, and hereby adopts the finding of facts as set forth in Exhibit C.

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

SECTION ONE: The foregoing findings and recitals are hereby adopted as Section 1 of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION TWO: The following variations from the UDO are hereby granted:

1. A variation is granted from §17.06.030 of the UDO to allow an attached garage with a detached garage in the R-4A district as depicted in Exhibit B.
2. A variation is granted from §17.07.020 of the UDO allowing the attached and detached garage to be accessed from both the alley and Division Street.
3. A variation is granted from Engineering Detail LS-6 of the UDO allowing the

driveway apron along Division Street to be larger than allowed by UDO as depicted in Exhibit B.

SECTION THREE: The variation shall have the following condition:

1. General Conditions. Unless otherwise approved by the Village Board, the Subject Property shall be developed and maintained in accordance with the Lemont, Illinois Municipal Code and this Ordinance.

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

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

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 28th day of October, 2024.

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

_____

JOHN EGOSKE, Village President

Attest:

_____

CHARLENE M. SMOLLEN, Village Clerk

EXHIBIT A

Legal Description

LEGAL DESCRIPTION

For the premises commonly known as: 410 Singer Ave., Lemont, IL 60439

Legal Description:

LOT 1 ARTHUR A. MAHLE'S RESUBDIVISION OF THAT PART OF BLOCK 20 OF N. J. BROWN'S ADDITION TOLEMONT IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, INCOOK COUNTY, ILLINOIS LYING EAST OF WARNER AVENUE PRODUCED FROM THE SOUTH AS LAID OUTIN NORTON AND WARNER'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

This instrument was prepared by:	Send subsequent tax bills to:	Recorder-mail recorded document to:
Lynette McKenzie Lynette J. McKenzie, LTD 5 Old Frankfort Way Frankfort, IL 60423	Laura Whittingham 410 Singer Avenue Lemont, IL 60439	Laura Whittingham 410 Singer Avenue Lemont, IL 60439

NOTES:

- SEE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND SETBACKS FROM PROPERTY LINES.
- ALL EXTRA DIRT SHALL BE REMOVED FORM THE SITE AND PROPERLY DISPOSED.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED DOWNSTREAM FROM ALL PROPOSED WORK, THIS MEASURES MUST BE INSTALLED BEFORE ANY DISTURBANCE TAKES PLACE TO ENSURE THAT ANY EROSION DUE TO RUNOFF WILL BE CONTAINED WITHIN THE LOT LIMITS.
- IN CASE THERE WILL BE LARGE EQUIPMENT (TRUCKS) DRIVING FROM THE BACKYARD TO THE STREET, MEASURES SHALL BE TAKEN TO ENSURE THAT NO SEDIMENT WILL BE TRACKED ONTO THE STREETS, OR THAT SEDIMENT THAT IS TRACKED ONTO THE STREET WILL BE CLEANED UP AT THE END OF EVERY DAY.
- THE ENGINEER MAKES NO REPRESENTATION AS TO ACCURACY OF BUILDING DIMENSIONS SHOWN HEREON. FOR ACTUAL DIMENSIONS OF HOME REFER TO FOUNDATION PLAN PREPARED BY OTHERS. FOUNDATION PLAN SHOWN WAS RECEIVED ON AUGUST 21, 2022 FORM TAUTVYDAS RAILA ARCHITECT, VIA EMAIL
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY SHORE ANY EXCAVATION DEEPER THAN 5 FEET ON THE PROPERTY.

LANDSCAPING NOTES:

- ALL LANDSCAPING AREAS SHALL INCLUDE 4 INCHES OF TOP SOIL WITH SEED OR SOD.
- SEEDING: THE CONTRACTOR SHALL APPLY ROUNDUP IF NECESSARY AND PROCEED WITH THE SURFACE PREPARATION AND ADDITIONAL TOPSOIL PRIOR TO THE GRASS SEED APPLICATION.
- SODDING OR SEEDING: THE CONTRACTOR SHALL WATER AND MAINTAIN, AS NECESSARY, UNTIL 4 INCH "GOOD STAND OF GRASS" HAS BEEN ACHIEVED. NO DEAD PATCHES OVER 6 INCHES IN DIAMETER ARE ACCEPTABLE.

SITE SYMBOLS

EXISTING / PROPOSED

PORTABLE TOILET LOCATION

PROVIDE PVC FLARED END SECTION AND CA-7 STONE

30' OF 6" PVC SDR26 @ 1% DRYWELL DRAIN

PROPOSED DRY WELL 10'x15'x3' FILLED WITH CA-7 WITH VOID RATIO 36% SEE DETAILS
TOP OF THE STONE ELEV=670.00
BOTTOM OF THE STONE ELEV= 667.00

2' INLET WITH OPEN GRATE RIM= 672.00 INVERT= 667.00

NEW CONCRETE STEPS

CONCRETE & MORTAR WASH OFF STATION

PROVIDE DOUBLE LAYER OF HEAVY DUTY POLYETHYLENE

MATCH EXISTING ELEVATIONS

PROPOSED SECOND DRIVEWAY

NEW CONCRETE STEPS

PROVIDE HIGH VISIBILITY 3' RAIL

PROPOSED SHORT RETAINING WALL

SET IRON ROD AT PROPERTY CORNER

FOUND IRON PIPE AT 0.56'W. & ON LINE EXT.

CONCRETE PAVEMENT

DEPRESSED CURB

REMOVE EXISTING CURB AND REPLACE WITH DEPRESSED CURB.

RELOCATED UTILITY POLE

REMOVE EXISTING DEPRESSED CURB AND REPLACE WITH REULAR CURB.

MATCH EXISTING ELEVATIONS

NOTE:
CONTRACTOR MUST REVIEW, FIELD VERIFY, AND CROSS-CHECK WITH ARCHITECTURAL DRAWINGS, ALL TOP OF FOUNDATION ELEVATIONS PROPOSED FOR THE NEW FOUNDATION.
THE ELEVATIONS ARE GIVEN BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY OTHERS. ANY INCONSISTENCY IN THE ELEVATIONS SHALL BE BROUGHT UP TO THE ENGINEER ATTENTION IN WRITING BEFORE START OF WORK.

NOTE:
SANITARY SEWER SERVICE IS NOT SHOWN. PLUMBING CONTRACTOR SHALL DETERMINE THE LOCATION OF SUCH SANITARY SERVICE AND TELEVISE IT. PROVIDE THE VIDEO TO THE VILLAGE FOR REVIEW. IF THE PIPE IS IN SATISFACTORY CONDITION, THE SEWER SHALL REMAIN IN PLACE. IF NOT, REPLACE THE SANITARY SEWER SERVICE. USE 6" PVC SDR26 PIPE @ 1% SLOPE MINIMUM.

NOTE:
THE DRIVEWAY IS RELATIVELY STEEP. SMALL VEHICLES MAY OCCASIONALLY SCRAPE THE DRIVEWAY. PROPERTY OWNER REQUESTED THE DRIVEWAY IN THIS LOCATION, ENGINEER IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE VEHICLES.

CONCRETE MIX TO BE USED:

USE A HIGH PERFORMANCE, AIR ENTRAINED CONCRETE MIX. WITH A COMPRESSIVE STRENGTH OF AT LEAST 4000 PSI. AND AIR CONTENT OF AROUND 6%. A WATER CEMENT RATIO SHALL BE BELOW 0.50 TO IMPROVE CONCRETE DURABILITY AND STRENGTHS. FLY ASH AND WATER REDUCING ADMIXTURES SHALL BE ADDED TO PROVIDE LONG-TERM STRENGTH GAIN AND IMPROVE WORKABILITY. COORDINATE WITH THE OWNER THE CONCRETE FINISH.
DO NOT ADD EXCESS OF WATER.
TOOL AND CONSTRUCTION JOINTS SHALL BE PROVIDED EVERY 15 FEET.

NEW 1.5" TYPE "K" COPPER WATER SERVICE CONNECTION

PROVIDE NEW 1.5" PRESSURE CONNECTION NEW CONNECTION SHALL BE AT LEAST 3' AWAY FROM OLD TAPPED CONNECTION

4X4 SAW CUT IN THE STREET PATCH PAVEMENT PER VILLAGE REQUIREMENTS TYP.

RESTORE PARKWAY WITH 6" OF TOP SOIL AND SOD TYPICAL

PROVIDE 2'x3' CONSTRUCTION CONDUCT SIGN

SITE BENCHMARK:
TOP OF WATER VALVE
ELEV=677.33' (GPS)

NOTE:
SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS RELATING TO NEW ADDITION. THE DIMENSIONS INDICATED HEREIN ARE FOR INFORMATION ONLY. ANY DISCREPANCY SHALL BE BROUGHT TO THE ARCHITECT AND ENGINEER ATTENTION.

LOCAL BENCHMARK SET
TOP OF WATER VALVE
SEE DRAWING DATUM: NAVD88
ELEVATION: 677.33 FT.

BENCHMARK REFERENCE:

GPS DEVICE: LEICA VIVA GS14/LEICA VIVA CONTROLLER
REFERENCE STATION NETWORK: KARA COMPANY
(MEMBER OF THE NATIONAL GEODETIC SURVEY'S COOPERATIVE CORS (CONTINUOUSLY OPERATING REFERENCE STATION)
DATUM: NAVD 88 (NORTH AMERICAN VERTICAL DATUM 1988)

Scale: 1"=10'

10' 0 10' 20' 30' 40' 50'

Revisions:
1 REVISION 3/29/2024 OWNER REVIEW

Job Number: 23-210

Design By:	M.G.
Drawn By:	M.G.
Scale:	AS NOTED
Date:	AUGUST 31, 2023

Project Name:
EXISTING RESIDENCE REMODELING AND ADDITION
410 SINGER AVENUE
LEMONT, IL 60439

Sheet Title:
UTILITY & GRADING PLAN

Owner:
LAURA WHITTINGHAM
410 SINGER AVENUE
LEMONT, IL 60439
630-330-0427

Prepared By:
MAREK M. GRABIS
CONSULTING ENGINEER
9136 WINDINGS CT.
WILLOW SPRINGS, IL 60480
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ENVIRONMENTAL • CIVIL • STRUCTURAL

GRABIS CIVIL ENGINEERING

062-051265 REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
MAREK GRABIS

Sheet Number: C - 4

EXHIBIT B

Site Plan and Home Addition Plans

ADDITION AND REMODELING OF AN XSTG 2 STORY SINGLE FAMILY RESIDENCE

410 Singer Avenue, Lemont, IL 60439

CODE SYNOPSIS

LOCATION:				
BUILDING ADDRESS: **410 Singer Avenue, Lemont, IL 60439**				
APPLICABLE CODES:				
2006 International Building Code with Village Amendments				
2006 International Residential Code with Village Amendments				
2005 National Electric Code with with Village Amendments				
2006 International Mechanical Code with Village Amendments				
2014 Illinois Plumbing Code with Village Amendments				
2006 International Property Maintenance Code with Village Amendments				
2006 International Fuel Gas Code with Village Amendments				
2015 Illinois (International) Energy Conservation Code with Village Amendments				
2006 International Fire Code with Village Amendments				
OCCUPANCY CLASSIFICATION (Section 310):				
RESIDENTIAL GROUP R-3 - Single dwelling unit house				
CONSTRUCTION TYPE (Section 602):				
TYPE V-B				
NS (Building not equipped throughout with an automatic sprinkler system.)				
ALLOWABLE HEIGHT, STORIES & FLOOR AREA:				
Allowable building height (**Table 504.3**): **40FT**		Actual: **26.7FT**		
Allowable building stories above grade (**Table 504.4**): **3 stories**		Actual: **2 stories**		
Total allowable building floor area (**Section 506.2.3**): **UL SQ. FT.**		Actual: **2,742 SQ.FT.**		
OCCUPANCY COUNT / TOTALS (TABLE 1004.5):				
LOCATION	**OCCUPANCY**	**SQUARE FEET PER PERSON**	**OCCUPANT LOOAD**	
RESIDENTIAL UNIT	RESIDENTIAL	125 sf PER PERSON 2,742/125	22	
TOTAL: **22 MAXIMUM OCCUPANTS**				
TRAVEL DISTANCE & EXIT WIDTH PER OCCUPANT (1022):				
Maximum exit access travel distance allowed: **200'** (**Table 1017.2**)				
Maximum dead end corridor: **20'** (**1020.4**), Proposed: no dead end corridors				
Minimum corridor width by Section **1005.3.2** (Occupant load*0.2) **5** Inches				
Minimum stair width by Section **1005.3.1** (Occupant load*0.3) **7** Inches				
Minimum corridor width by Table **1020.2** (Within a single dwelling unit) **36** inches.				
Minimum stair width by Section **1011.2** (Serving less than 50 occupant load) **36** inches.				
FIRE RATING REQUIREMENTS (TABLE 601):				
CONSTRUCTION TYPE V-B				
BUILDING ELEMENT		**REQUIRED FIRE RATING**	**PROVIDING FIRE RATING**	
Primary structure frame		**0HR**	**0HR**	
Exterior bearing walls		**0HR**	**0HR**	
Interior bearing walls		**0HR**	**0HR**	
Interior non bearing walls		**0HR**	**0HR**	
Floor construction		**0HR**	**0HR**	
Roof construction		**0HR**	**0HR**	

ZONING INFORMATION

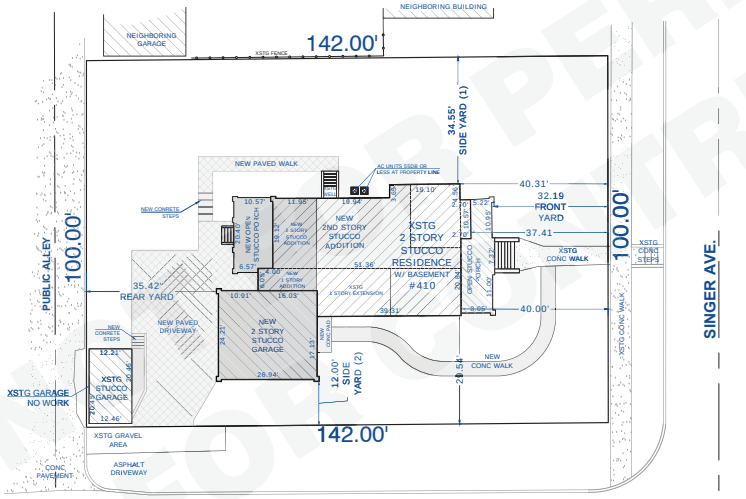
BUILDING DESCRIPTION	ADDITION TO AN EXISTING 2 STORY STUCCO RESIDENTIAL BUILDING				
ZONING CLASS	R-4A (SINGLE FAMILY DETACHED)				
	ALLOWABLE	**ACTUAL**	**COMPLIED STATUS** YES/NO	ORD. SECTION	**REMARKS**
MIN. LOT AREA	5,000 SQ. FT.	14,225 SQ. FT.	YES	17-07-01.	MEETS ORDINANCE REQUIREMENTS
MIN. LOT AREA PER UNIT	5,000 SQ. FT.	14,225 SQ. FT.	YES	17-07-01.	MEETS ORDINANCE REQUIREMENTS
MIN. LOT WIDTH	45 FT	100 FT	YES	17-07-01.	MEETS ORDINANCE REQUIREMENTS
MIN. FRONT YARD	25 FT	32.19 FT	YES	17-07-01.	MEETS ORDINANCE REQUIREMENTS
SIDE YARD (1)	12 FT	34.55 FT	YES	17-07-01.	MEETS ORDINANCE REQUIREMENTS
SIDE YARD (2)	12 FT	29.54 FT	YES	17-07-01.	MEETS ORDINANCE REQUIREMENTS
MIN. REAR YARD	30 FT	62.45 FT	YES	17-07-01.	MEETS ORDINANCE REQUIREMENTS
BUILDING HIEGHT	33 FT	28.2 FT	YES	17-07-01.	MEETS ORDINANCE REQUIREMENTS
MAX. LOT COVERAGE	9,246 SQ.FT. (65%)	5,120 SQ. FT.	YES	17-07-01.	MEETS ORDINANCE REQUIREMENTS



EXISTING FRONT ELEVATION OF RESIDENCE



PROPOSED FRONT ELEVATION OF RESIDENCE



BEFORE YOU DIG CALL J.U.L.I.E.-811 OR (800)-892-0123

DIVISION

N

SITE PLAN
SCALE 1/16" = 1 '

GRADIENTS SCHEDULE:
·DECKS, LANDINGS & STAIRS 1-2% AWAY FROM RESIDENCE
·DRIVEWAY 1-5% ACROSS & LENGTH.
·SOD PERVIOUS 2% MIN



410 Singer Avenue, Lemont, IL 60439
ZONED R-4A



LEMONT HISTORIC DISTRICT

SNGR PRGRS 12/19/23



MAP VIEW OF THE PROJECT SITE

DRAWING LEGEND - INDEX OF DRAWINGS

TITLE SHEET & GENERAL INFORMATION	
T1.1	TITLE SHEET, CODE SYNOPSIS, INDEX, SITE PLAN, ZONING INFORMATION
G1.0	SHORT FORM SPECIFICATIONS
G1.1	GENERAL NOTES
LSW1.0	SPECIFICATIONS, LIFE SAFETY DETAILS, THERMAL ENVELOPE DIAGRAM
ARCHITECTURAL	
A1.1	EAST & WEST ELEVATIONS
A1.2	NORTH & SOUTH ELEVATION
D1.1	SLECTIVE DEMOLITION PLANS
A2.1	FOUNDATION/ XSTG BASEMENT PLAN
A2.2	FIRST FLOOR PLAN
A2.3	SECOND FLOOR PLAN
A2.4	ROOM FINISH, LIGHT & VENT, DOOR AND WINDOW SCHEDULES
A2.5	ROOF PLAN, ROOF , CEILING & FLOOR FRAMING PLANS
A3.1	TRANSVERSE SECTION & STAIR PLAN
A3.2	LONGITUDINAL SECTION & STAIR PLAN
A3.3	LARGE SCALE WALL SECTIONS - TYPICAL WALL SECTIONS
A3.4	LARGE SCALE WALL SECTIONS - GARAGE WALL SECTIONS
A4.1	WALL TYPES
A4.2	COLUMN & BEAM DETAILS
A5.0	DECK PLANS
A5.1	DECK DETAILS
MECHANICAL	
M1.0	MECHANICAL NOTES & SCHEDULES
M1.1	BASEMENT MECHANICAL PLAN
M1.2	FIRST FLOOR MECHANICAL PLAN
M1.3	SECOND FLOOR MECHANICAL PLAN
PLUMBING	
P1.1	PLUMBING RISER DIAGRAMS, NOTES & SCHEDULES
ELECTRICAL	
E1.0	ELECTRICAL NOTES, SCHEDULES & KITCHEN DETAILS
E1.2	BASEMENT ELECTRICAL PLAN
E1.2	FIRST FLOOR ELECTRICAL PLAN
E1.3	SECOND FLOOR ELECTRICAL PLAN
OTHER DISCIPLINES (INCLUDED IN INDEX FOR CONVENIECE ONLY)	
	TOPOGRAPHIC SURVEY
	GRADING PLAN
SUBMITTALS TO BE MADE SEPARATELY	
1)	STRUCTURAL CALCULATIONS AND SHOP DRAWINGS FOR THE FLOOR TRUSSES WILL BE PROVIDED BY THE TRUSS MANUFACTURER.

METHOD OF ENERGY COMPLIANCE
ENERGY COMPLIANCE BY THE "PRESCRIPTIVE" METHOD OF THE 2015 IECC CODE CHAPTER 4

DESIGN CRITERIA:

1. ROOF SNOW LOAD: 30 P.S.F.
2. WIND SPEED: 90 MPH.
3. SEISMIC DESIGN CATEGORY= C
4. WEATHERING: SEVERE
5. FROST LINE DEPTH: 42 INCHES
6. TERMITE AREA: MODERATE TO HEAVY
7. DECAY: SLIGHT TO MODERATE
8. WINTER DESIGN TEMPERATURE: -2° F.
9. FLOOD HAZARDS: ADDRESS NOT IN FLOOD HAZARD AREA
10. ALL HABITABLE LEVELS OF THE HOUSE 40 LBS/S.F. LIVE LOAD

BD APPROVAL STAMP

THE CIVIC ARCHITECTURAL GROUP INC.
LICENSE NUMBER 184.008841-0001
ARCHITECTS-LAND PLANNERS-DESIGNERS
15751 RAVINIA AVENUE -Suite 1-N, Orland Park, Illinois 60462
phone: 708-218-8274 e.Mail: civicarchitect@gmail.com

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Owner:
Laura Whittingham
410 Singer Avenue, Lemont, IL 60439

Project:
ADDITION AND REMODELING OF AN XSTG 2 STORY SINGLE FAMILY RESIDENCE
410 Singer Avenue, Lemont, IL 60439

Certification:
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM WITH GOVERNING VILLAGE OF LEMONT CODES AND STANDARDS.

Expires 11-30-2024

Sheet Title:
TITLE SHEET, INDEX OF DRAWINGS, SITE PLAN

DATE	DESCRIPTION
09/05/2023	ISSUED FOR CLIENT REVIEW
12/19/2023	ISSUED FOR CLIENT REVIEW
XX/XX/2023	ISSUED FOR PERMIT APPLICATION

PROJECT No: SNGR

DRAWN: TR
CHECKED: JLO
APPROVED: JLO

T1.1
Sheet No

NOT FOR CONSTRUCTION

ELEVATION TAG LEGEND	
A	WINDOW TAG
1	DOOR TAG
ADDITIONAL TAGS	
E	EGRESS
FP	FALL PROTECTION

LINTEL & HEADER SCHEDULES

HEADER SCHEDULE R602.7 (1)

MARK	HEADER SIZE	MAX. SPAN		
		NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE
H-1	(2) 2X4 HEADER	3'-1"	2'-3"	1'-8"
H-2	(2) 2X6 HEADER	4'-7"	3'-4"	2'-6"
H-3	(2) 2X8 HEADER	5'-9"	4'-3"	3'-3"
H-4	(2) 2X10 HEADER	6'-10"	5'-0"	3'-10"
H-5	(2) 1.75X11.75 LVL	10'		

BUILDING WIDTH = <34FT. GROUND SNOW LOAD 30PSF. HEADER MINIMUM BEARING 3"

GENERAL ELEVATION NOTES

INSTALL WINDOW FALL PROTECTION AT WINDOWS WHERE THE BOTTOM OF THE CLEAR OPENING IS LESS THAN 24" AFF AND MORE THAN 72" ABOVE GRADE **R312.1.**

FALL PROTECTION DEVICES TO BE RELEASABLE TO PROVIDE THE NET CLEAR AREA REQUIRED FOR AN EGRESS WINDOW **312.2.2.**

ALL WINDOWS / DOORS LOCATED IN HAZARDOUS AREAS AS DEFINED IN SECTION **R308.4** ARE REQUIRED TO HAVE TEMPERED GLAZING.

ATLEAST ONE WINDOW IN EACH BEDROOM IS REQUIRED TO MEET MINIMUM EGRESS REQUIREMENTS

ALL WINDOWS NOTED TO BE 'EGRESS WINDOWS' AS SHOWN ON THE SCHEDULE SHALL MEET THE FOLLOWING MIN. REQUIREMENTS **R310.2**

MAX SILL HEIGHT:	44"
MIN CLEAR HEIGHT:	24"
MIN CLEAR WIDTH:	20"
MIN CLEAR OPENING:	5.7 S.F.

GUARD RAIL TOP RAIL MUST SUPPORT 50LBS./FT. BOTH VERTICALLY AND HORIZONTALLY SIMULTANEOUSLY OR 200 LBS CONCENTRATED LOAD ANYWHERE ALONG THE LENGTH (TYP.) **R301.5**

CONTINUOUS HANDRAIL 34" TO 38" HIGH ON ONE SIDE OF STAIR **R311.7.8.1**

HANDRAILS TO HAVE MIN 1 1/4" DIA & MAX 2" DIA **R311.7.8.5**

NON-CIRCULAR HANDRAILS TO HAVE MIN & MAX PERIMETER OF 4" & 6 1/4" RESP. AND MAX CROSS SECTION OF 2 1/4" **R311.7.8.5**

HANDRAILS SHALL BE BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGH TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL RETURN TO THE WALL OR SHALL TERMINATE AT A POST. **R311.7.8.4**

GUARDRAIL HEIGHT TO BE MIN 36", UNLESS NOTED OTHERWISE **R312.1.2**

OPENINGS IN GUARDS SHALL NOT ALLOW PASSAGE OF 4" SPHERE. TRIANGULAR OPENINGS FORMED BY RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF 6" SPHERE. **R312.1.3.1**

GRADIENTS SCHEDULE

DECKS, LANDINGS & STAIRS 1-2% AWAY FROM RESIDENCE

DRIVEWAY 1-5% ACROSS & LENGTH.

SOD PERVIOUS 2% MIN

EXTERIOR MATERIAL NOTE:
CONTRACTORS TO SUBMIT SAMPLES TO ARCHITECT AND OWNER FOR FINAL APPROVAL PRIOR TO PURCHASE OF MATERIALS

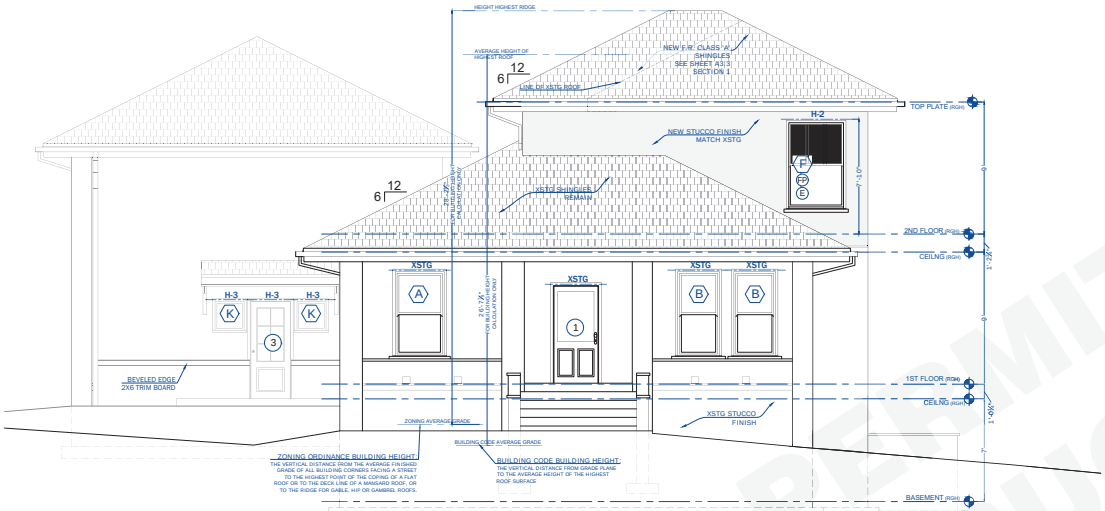
SHEET GRAPHIC SCALE

4' -3" -2" -1" 0" 2" 4" 8" 16' FEET

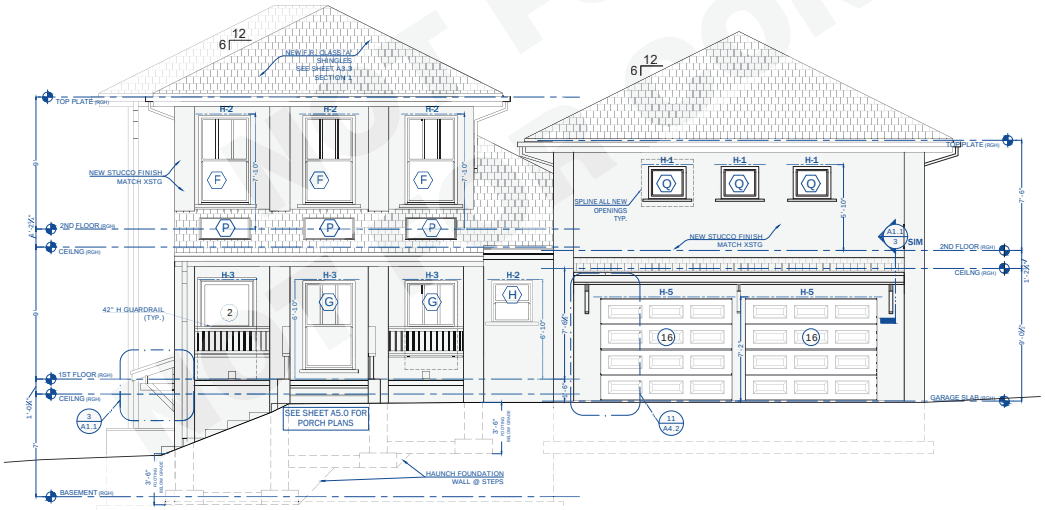
1" -½" -½" -½" 0" ½" 1" 2" 4" INCHES

INCHES EQUIVALENT TO FEET
1/4"=1'-0"

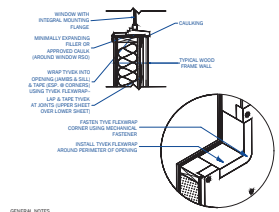
SNGR PRGRS 12/19/23



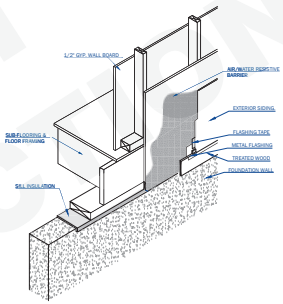
EAST ELEVATION
SCALE 1/4" = 1 '



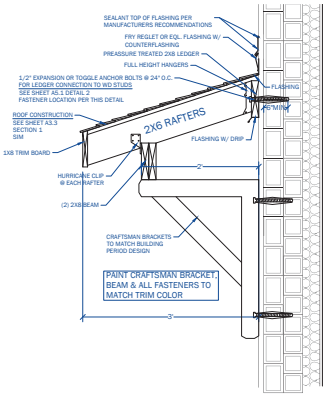
WEST ELEVATION
SCALE 1/4" = 1 '



TYPICAL WINDOW FLASHING DETAIL 1
N.T.S.



TYPICAL FRAME TO FOUNDATION 2
N.T.S.



CANOPY ROOF DETAIL 3
SCALE 1" = 1'

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Expires 11-30-2024

Sheet Title:
EAST AND WEST ELEVATIONS

DATE	DESCRIPTION
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12/19/2023	ISSUED FOR CLIENT REVIEW
XX/XX/2023	ISSUED FOR PERMIT APPLICATION

PROJECT No: SNGR

DRAWN: TR
CHECKED: JLO
APPROVED: JLO

A1.1
Sheet No

NOT FOR PERMIT OR CONSTRUCTION

ELEVATION TAG LEGEND

A	WINDOW TAG
1	DOOR TAG
ADDITIONAL TAGS	
E	EGRESS
FP	FALL PROTECTION

LINTEL & HEADER SCHEDULES

HEADER SCHEDULE R602.7 (1)

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H-3	(2) 2X8 HEADER	5'-9"	4'-3"	3'-3"
H-4	(2) 2X10 HEADER	6'-10"	5'-0"	3'-10"
H-5	(2) 1.75X11.75 LVL	10'		

BUILDING WIDTH = >24FT. GROUND SNOW LOAD 30PSF. HEADER MINIMUM BEARING 3"

GENERAL ELEVATION NOTES

INSTALL WINDOW FALL PROTECTION AT WINDOWS WHERE THE BOTTOM OF THE CLEAR OPENING IS LESS THAN 24" AFF AND MORE THAN 72" ABOVE GRADE **R312.1.**

FALL PROTECTION DEVICES TO BE RELEASABLE TO PROVIDE THE NET CLEAR AREA REQUIRED FOR AN EGRESS WINDOW **312.2.2.**

ALL WINDOWS / DOORS LOCATED IN HAZARDOUS AREAS AS DEFINED IN SECTION **R308.4** ARE REQUIRED TO HAVE TEMPERED GLAZING.

ATLEAST ONE WINDOW IN EACH BEDROOM IS REQUIRED TO MEET MINIMUM EGRESS REQUIREMENTS

ALL WINDOWS NOTED TO BE 'EGRESS WINDOWS' AS SHOWN ON THE SCHEDULE SHALL MEET THE FOLLOWING MIN. REQUIREMENTS **R310.2**

MAX SILL HEIGHT: 44"
MIN CLEAR HEIGHT: 24"
MIN CLEAR WIDTH: 20"
MIN CLEAR OPENING: 5.7 S.F.

GUARD RAIL TOP RAIL MUST SUPPORT 50LBS./FT. BOTH VERTICALLY AND HORIZONTALLY SIMULTANEOUSLY OR 200 LBS CONCENTRATED LOAD ANYWHERE ALONG THE LENGTH (TYP.) **R301.5**

CONTINUOUS HANDRAIL 34" TO 38" HIGH ON ONE SIDE OF STAIR **R311.7.8.1**

HANDRAILS TO HAVE MIN 1 1/4" DIA & MAX 2" DIA **R311.7.8.5**

NON-CIRCULAR HANDRAILS TO HAVE MIN & MAX PERIMETER OF 4" & 6 1/4" RESP. AND MAX CROSS SECTION OF 2 1/4" **R311.7.8.5**

HANDRAILS SHALL BE BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGH TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL RETURN TO THE WALL OR SHALL TERMINATE AT A POST. **R311.7.8.4**

GUARDRAIL HEIGHT TO BE MIN 36", UNLESS NOTED OTHERWISE **R312.1.2**

OPENINGS IN GUARDS SHALL NOT ALLOW PASSAGE OF 4" SPHERE. TRIANGULAR OPENINGS FORMED BY RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF 6" SPHERE. **R312.1.3.1**

GRADIENTS SCHEDULE

DECKS, LANDINGS & STAIRS 1-2% AWAY FROM RESIDENCE

DRIVEWAY 1-5% ACROSS & LENGTH.

SOD PERVIOUS 2% MIN

EXTERIOR MATERIAL NOTE:
CONTRACTORS TO SUBMIT SAMPLES TO ARCHITECT AND OWNER FOR FINAL APPROVAL PRIOR TO PURCHASE OF MATERIALS

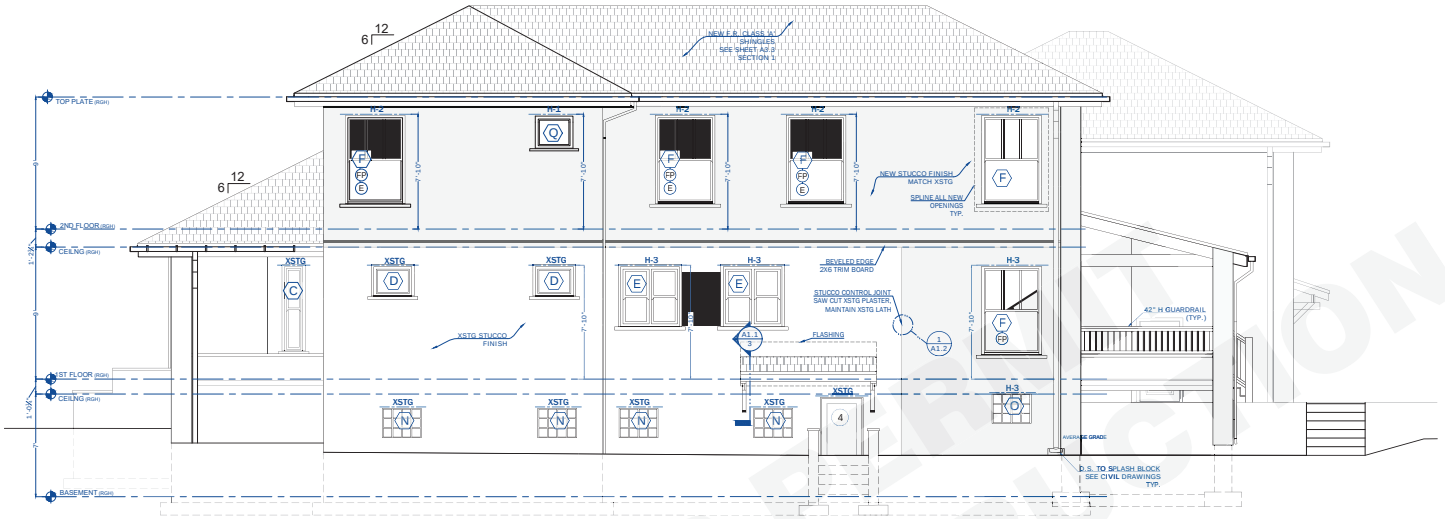
SHEET GRAPHIC SCALE

4' 3' 2' 1' 0' 2' 4' 8' 16' FEET

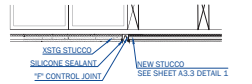
1' 1/2' 1/2' 1/4' 0' 1/4' 1' 2' 4' INCHES

INCHES EQUIVALENT TO FEET
1/4"=1'-0"

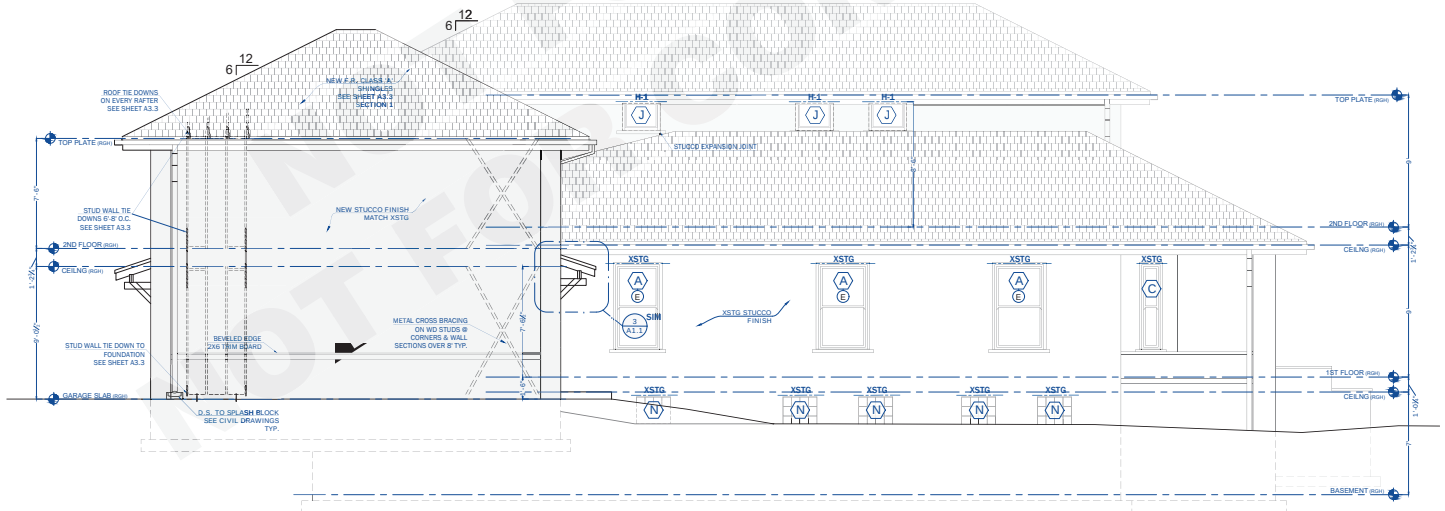
SNGR PRGRS 12/19/23



NORTH ELEVATION
SCALE 1/4" = 1 '



STUCCO CONTROL JOINT
SCALE 1-1/2" = 1' (1)



SOUTH ELEVATION
SCALE 1/4" = 1 '

BD APPROVAL STAMP

THE CIVIC ARCHITECTURAL GROUP INC.

LICENSE NUMBER 184.008841-0001

ARCHITECTS-LAND PLANNERS-DESIGNERS
15751 RAVINIA AVENUE -Suite 1-N, Orland Park, Illinois 60462
phone: 708-218-8274 e.Mail: civicarchitect@gmail.com

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Owner:
Laura Whittingham
410 Singer Avenue, Lemont, IL 60439

Project:
ADDITION AND REMODELING OF AN XSTG 2 STORY SINGLE FAMILY RESIDENCE
410 Singer Avenue, Lemont, IL 60439

Certification:
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM WITH GOVERNING VILLAGE OF LEMONT CODES AND STANDARDS.

Expires 11-30-2024

Sheet Title:
NORTH AND SOUTH ELEVATIONS

DATE	DESCRIPTION
09/05/2023	ISSUED FOR CLIENT REVIEW
12/19/2023	ISSUED FOR CLIENT REVIEW
XX/XX/2023	ISSUED FOR PERMIT APPLICATION

PROJECT No: SNGR

DRAWN: TR
CHECKED: JLO
APPROVED: JLO

A1.2
Sheet No

NOT FOR PERMIT
NOT FOR CONSTRUCTION

EXHIBIT C

FINDINGS. Based upon the evidence and testimony presented during the public hearing, the Lemont Village Board of Trustees finds the following:

1. The Lemont 2030 Comprehensive Plan's future land use map designates the subject site as Infill Residential (INF).

2. The subject property is within the R-4A zoning district and Historic Preservation District.

3. The requested variation meets the standards for granting variations within the Unified Development Ordinance.

418 Main Street | Lemont, IL 60439

TO:	Village Board Meeting
FROM:	Jamie Tate, Community Development
THROUGH:	Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT:	A Resolution Approving a Final Plat of Subdivision for 70 & 72 Ruffled Feathers Drive in Lemont, IL
DATE:	October 28, 2024

SUMMARY/BACKGROUND
William and Jaclyn Borowski, both applicants and property owners of adjoining vacant lots at 70 & 72 Ruffled Feathers Drive are requesting to move the shared lot line in a resubdivision of the lots. The new subdivision increases the size of 72 Ruffled Feathers Drive upon which a new detached single-family home will be constructed. The Village Engineer has reviewed the proposal and did not have any comments as both lots remain conforming.

ANALYSIS
Comprehensive Plan
The future land use of the subject property is Infill Residential (INF).

Planning & Zoning Commission (PZC)
The PZC reviewed the proposed subdivision at the meeting held on October 2, 2024 and voted (6-0) to recommend approval.

Committee of the Whole (COW)
The proposed subdivision was presented to the COW on October 21, 2024.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Staff recommends approval of the attached resolution.

BOARD ACTION REQUESTED
A motion to approve the attached resolution.

ATTACHMENTS
A Resolution Approving a Final Plat of Subdivision for 70 and 72 Ruffled Feathers Drive in Lemont IL

A

VILLAGE OF LEMONT

RESOLUTION NO. _____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR 70 & 72 RUFFLED FEATHERS DRIVE IN LEMONT, IL

(70 & 72 Ruffled Feathers Drive Resubdivision)

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT THIS 28th DAY OF OCTOBER, 2024

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 28th day of October, 2024.

RESOLUTION NO. _____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR 70 & 72 RUFFLED FEATHERS DRIVE IN LEMONT, IL

(70 & 72 Ruffled Feathers Drive Resubdivision)

WHEREAS, William and Jaclyn Borowski (hereinafter referred to as the "Petitioner") are the owners of the property covering approximately 1.93-acres located at 70 Ruffled Feathers Drive and 72 Ruffled Feathers Drive (PINS# 22-27-404-013-0000 & 22-27-404-014-0000), legally described in Exhibit A (hereinafter referred to as the "Subject Property"); and

WHEREAS, the Petitioner submitted the Final Plat of 70-72 Ruffled Feathers Resubdivision dated 7/15/2024 by DesignTek Engineering, Inc., (hereinafter referred to as "Final Plat of Subdivision"), provided in Exhibit A, for final plat approval in accordance with the requirements of the Lemont Unified Development Ordinance; and

WHEREAS, the Petitioner has filed an application with the Village of Lemont on August 12, 2024 for a Final Plat of Subdivision to move the shared lot line between Lots 43, 44 and Lot 45 of Ruffled Feathers Subdivision to enlarge 72 Ruffled Feathers Drive (Lot 45) allowing for construction of a conforming detached single-family home ; and

WHEREAS, the Planning & Zoning Commission (PZC) voted (6-0) to recommend approval of the Final Plat of Subdivision at the regularly scheduled PZC meeting on October 2, 2024, provided in Exhibit B; and

WHEREAS, the Final Plat of Subdivision is in substantial conformance with the physical development policies and standards of the Village of Lemont; and

WHEREAS, the President and Board of Trustees have determined that the proposed plat of subdivision is in the best interest of the Village of Lemont.

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

SECTION ONE: The President and Board of Trustees hereby finds and determines that the facts set forth in the preamble hereto are true and correct and hereby adopts same as part of this Resolution.

SECTION TWO: Final Plat of 70-72 Ruffled Feathers Resubdivision, drafted by DesignTek Engineering, Inc dated 7/15/2024, be and is hereby approved in substantially the form attached hereto as Exhibit A.

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

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS 28th DAY OF OCTOBER, 2024.

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

_____

JOHN EGOFSKE, Village President

Attest:

_____

CHARLENE M. SMOLLEN, Village Clerk

Exhibit A

Final Plat of Subdivision

FINAL PLAT
OF
70 - 72 RUFFLED FEATHERS RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 43 AND 44, AND LOT 45 IN RUFFLED FEATHERS, A SUBDIVISION PART OF SECTION 27 AND PART OF THE NORTH HALF OF SECTION 34, ALL IN TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

N

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

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

PARCEL IDENTIFICATION NUMBER
PARCEL 1: 22-27-404-013-0000
PARCEL 2: 22-27-404-014-0000

ADDRESSES
PARCEL 1: 70 RUFFLED FEATHERS DRIVE, LEMONT, IL 60439
PARCEL 2: 72 RUFFLED FEATHERS DRIVE, LEMONT, IL 60436

EXISTING ZONING: R-4
FRONT: 25'
SIDE: 15'
REAR: 30'

ABBREVIATIONS

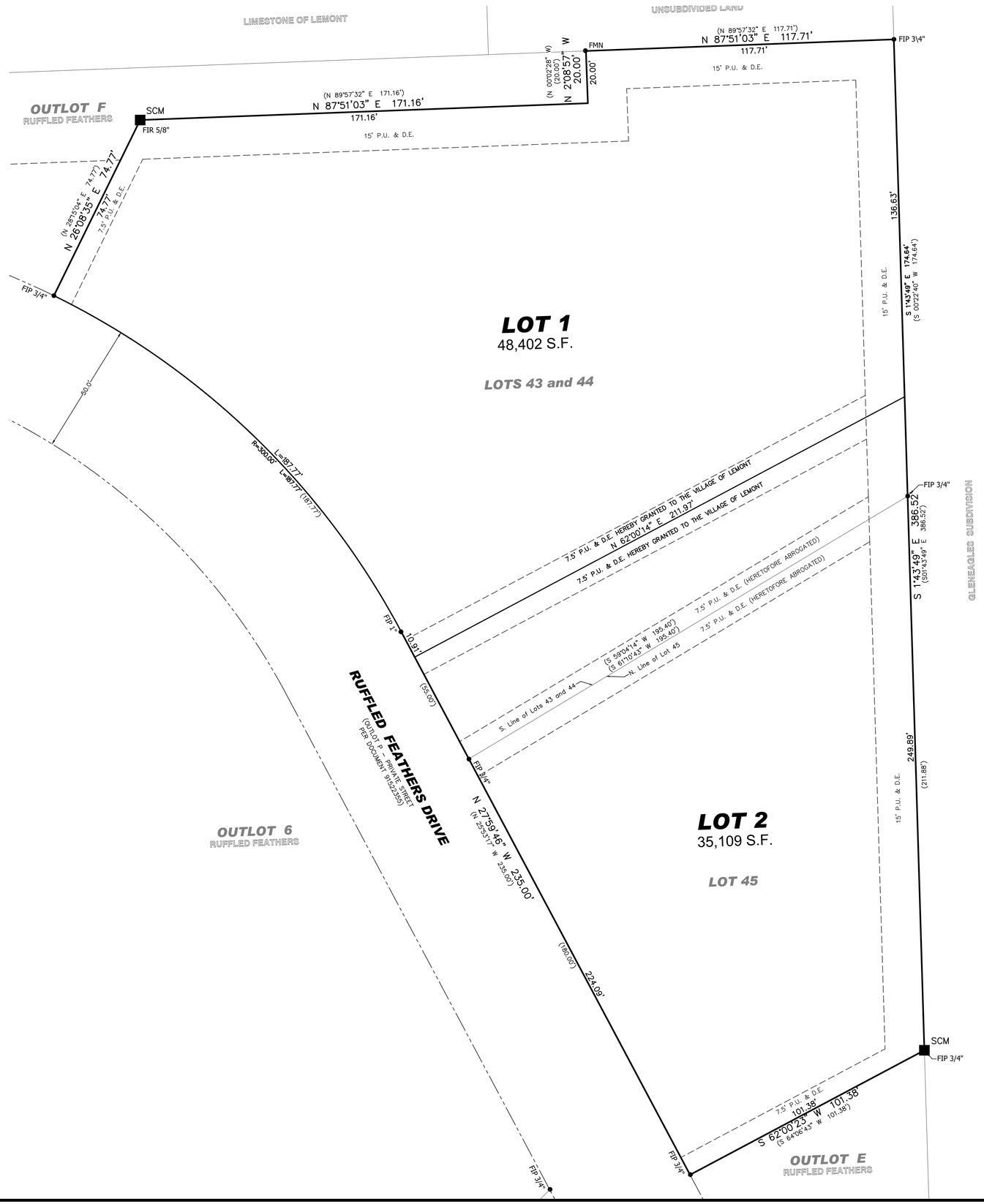
(100.00')	RECORD DIMENSION
100.10'	MEASURED DIMENSION
FIP	FOUND IRON PIPE
SIP	SET IRON PIPE
L	ARC DIMENSION
R	RADIUS
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.S.L.	BUILDING SETBACK LINE
Sq. Ft.	SQUARE FEET
Ac.	ACRES
N	NORTH
S	SOUTH
E	EAST
W	WEST

LEGEND

● FIP	FOUND IRON PIPE
○ SIP	SET IRON PIPE
■ SCM	SET CONCRETE MONUMENT
	BOUNDARY LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE

GENERAL NOTES

1. ALL AREAS ARE PLUS OR MINUS.
2. SOME DISTANCES ARE ROUNDED TO NEAREST 0.01'
3. ALL PROPOSED EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF LEMONT.
4. ALL DISTANCE ARE IN FEET AND DECIMAL PARTS THEREOF.
5. ALL EXISTING EASEMENTS PER RUFFLED FEATHERS SUBDIVISION, DOCUMENT NO. 91522355.



REVISIONS		
NO.	DATE	DESCRIPTION
		BY

WILLIAM BOROWSKI
708-307-5760

FINAL PLAT
FOR
70-72 RUFFLED FEATHERS
RESUBDIVISION
LEMONT, ILLINOIS 60439

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 16-02002-45
Scale: 1" = 20'
Date: 07/15/2024
Field Date: 10/18/2023
Drawn By: SJL
Checked By: DSR

FINAL PLAT | RESUBDIVISION

L:\Surveying\Drawings Projects\2016-Projects\16-02002\dwg\Lot 45\16-02002-45 FP Resub.dwg Plot Date:7/15/2024 1:33:48 PM By: SJL

PARCEL IDENTIFICATION NUMBER

PARCEL 1: 22-27-404-013-0000
PARCEL 2: 22-27-404-014-0000

FINAL PLAT
OF
70 - 72 RUFFLED FEATHERS RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 43 AND 44, AND LOT 45 IN RUFFLED FEATHERS, A SUBDIVISION PART OF SECTION 27 AND PART OF THE NORTH HALF OF SECTION 34, ALL IN TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY CLERK STAMP

COOK COUNTY CLERK SPECIAL ASSESSMENTS STAMP

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____ AND _____,
DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND AS SUCH OWNERS, WE HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS HEREON SHOWN, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

WE HEREBY GRANT THE TELEPHONE, GAS, ELECTRIC AND ANY OTHER PUBLIC OR PRIVATE UTILITY EASEMENTS AS STATED AND SHOWN ON THIS PLAT.

WE FURTHER CERTIFY THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AFFECTING THE LAND DESCRIBED AND SHOWN ON THIS SUBDIVISION PLAT OR, IF ANY OF SAID INSTALLMENTS ARE NOT PAID, THEN SUCH INSTALLMENTS HAVE BEEN DIVIDED IN ACCORDANCE WITH THE SUBDIVISION AND APPROVED BY THE COURT WHICH CONFIRMED THE SPECIAL ASSESSMENT AND THE PROPER COLLECTOR OF ANY SUCH SPECIAL ASSESSMENT HAS SO CERTIFIED SUCH DIVISION ON THE FACE OF THIS SUBDIVISION PLAT.

DATED THIS _____ DAY OF _____,A.D., 20_____.

OWNERS: _____
NAME(S)

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE THAT THE UNDERSIGNED, AS OWNERS OF THE PROPERTY, WHICH WILL BE KNOWN AS RICHARD J. AND LAUREN B. HOFFMAN SUBDIVISION, IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT _____ HIGH SCHOOL DISTRICT _____ JUNIOR COLLEGE DISTRICT _____
IN COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 20 ____.

BY: _____

OWNER'S NOTARY CERTIFICATE (OWNER' & SCHOOL DISTRICT CERTIFICATE)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE

STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND

_____ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE

SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE SAID INSTRUMENT AS THE FREE AND VOLUNTARY ACT, AND AS THEIR

FREE AND VOLUNTARY ACT OF SAID _____, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL:

THIS _____ DAY OF_____, A.D., 20_____.

BY: _____
NOTARY PUBLIC

PRESIDENT & BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED AND ACCEPTED BY PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES, ILLINOIS, AT A PUBLIC MEETING HELD: THIS _____ DAY OF _____, A.D., 20____.

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE PLAT, AND THE PLANS AND SPECIFICATIONS THEREFORE, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT LEMONT, COOK COUNTY, ILLINOIS THIS _____ DAY OF _____, 20____.

_____
VILLAGE ENGINEER

REGISTRATION NUMBER _____

VILLAGE TREASURE'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____ VILLAGE TREASURER OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OF FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATE AT LEMONT, _____ COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 20 ____.

BY: _____
VILLAGE TREASURER

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

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

DATED, THIS 15TH DAY OF JULY A.D., 2024.

_____
IL. REGISTERED PROFESSIONAL ENGINEER

062-049702
STATE REGISTRATION NUMBER

NOVEMBER 30, 2025
REGISTRATION EXPIRATION DATE

LICENSED PROFESSIONAL ENGINEER · SCOTT D. SCHREINER · 062-049702 · STATE OF ILLINOIS

SUBMITTED BY:
The Village of Lemont
418 Main Street
Lemont, Illinois 60439

RETURN TO:
The Village of Lemont
418 Main Street
Lemont, Illinois 60439

SEND FUTURE TAX BILLS TO:
WILLIAM R. BOROWSKI AND JACLYN O. BOROWSKI
8 AUBURN COURT
LEMONT, ILLINOIS 60439

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF LEMONT, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS DESIGNATED "PUBLIC UTILITY AND DRAINAGE EASEMENT" AND THOSE AREAS DESIGNATED "P.U. & D.E." ON THE PLAT, TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS TRANSMISSIONS, DISTRIBUTION, AND COLLECTION SYSTEMS, INCLUDING BUT NOT LIMITED TO WATER LINES, SANITARY SEWERS AND STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY VALVE VAULTS, FIRE HYDRANTS, MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT, TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY LABOR, MATERIALS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE, WITHOUT OBLIGATION TO RESTORE OR REPLACE ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, OTHER PLANTS, STRUCTURES OR IMPROVEMENTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SUCH LINES AND SEWERS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, LANDSCAPE AREAS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCE OF THE VILLAGE OF LEMONT AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

PERPETUAL EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LEMONT AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE AND EMERGENCY AND ROUTINE POLICE, FIRE, AND OTHER PUBLIC SAFETY RELATED SERVICES.

NICOR CORPORATION / NICOR GAS COMPANY PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR CORPORATION AND NICOR GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "P.U. & D.E." AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS AS REQUIRED TO PROVIDE THE SUBDIVISION AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH GAS SUPPLY SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS FOR EACH LOT. NO BUILDINGS OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "P.U. & D.E." AREAS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

COMCAST COMMUNICATIONS PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMCAST COMMUNICATIONS CORPORATION, OPERATING WITHIN THE VILLAGE OF LEMONT, IT'S SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF CABLE COMMUNICATION AND BROADCAST SIGNAL SYSTEMS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "P.U. & D.E." AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS AS REQUIRED TO PROVIDE THE SUBDIVISION AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH COMMUNICATION AND BROADCAST TV SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS FOR EACH LOT. NO BUILDINGS OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "P.U. & D.E." AREAS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

COM ED COMPANY AND AT&T CORPORATION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COM ED COMPANY AND AT&T CORPORATION, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF OVERHEAD AND UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES AND APPURTENANCES IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "P.U. & D.E." AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS REQUIRED TO PROVIDE THE SUBDIVISION AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH ELECTRIC AND COMMUNICATIONS SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES.

NO BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "P.U. & D.E." WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN THE STATE AND COUNTY AFORESAID, HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOREGOING LEGAL DESCRIPTION, AS FOLLOWS:

LOTS 43 AND 44, AND LOT 45 IN RUFFLED FEATHERS, BEING A SUBDIVISION PART OF SECTION 27 AND PART OF THE NORTH HALF OF SECTION 34, ALL IN TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 91522355, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT IRON PIPES HAVE BEEN OR WILL BE SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, ACCORDING TO THE PLAT ACT AS AMENDED AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE PROPERTY INCLUDED IN THIS SUBDIVISION IS WITHIN THE VILLAGE LIMITS OF LEMONT, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

I FURTHER CERTIFY THAT THE PROPERTY IS WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS DETERMINED NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS AND INCORPORATED AREAS, MAP NO. 17031C0587J, EFFECTIVE DATE AUGUST 19, 2008.

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

DATED AT MOKENA, ILLINOIS, THIS 15th DAY OF JULY, A.D., 2024

_____
ILLINOIS LAND SURVEYOR NO. 35-3160
MY CURRENT LICENSE EXPIRES NOV. 30, 2024

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

REVISIONS

NO.	DATE	DESCRIPTION	BY

WILLIAM BOROWSKI
708-307-5760

FINAL PLAT
FOR
70-72 RUFFLED FEATHERS
RESUBDIVISION
LEMONT, ILLINOIS 60439

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 16-02002-45
Scale: 1" = 20'
Date: 07/15/2024
Field Date: 10/18/2023
Drawn By: SJL
Checked By: DSR

2
OF
2

FINAL PLAT | RESUBDIVISION

L:\Surveying\Drawings Projects\2016-Projects\16-02002\Dwg\Lot 43\16-02002-45 FP Resub.dwg Plot Date:7/17/2024 3:10:58 PM By: SJL

418 Main Street | Lemont, IL 60439

TO:	Village Board Meeting
FROM:	Jamie Tate, Community Development
THROUGH:	Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT:	An Ordinance Granting Final Planned Unit Development Approval for a Fleet Maintenace and Storage Facility with Overnight Truck Parking on 10.95 Acres Located at 10800 Route 83 in Lemont, IL (State Express)
DATE:	October 28, 2024

SUMMARY/BACKGROUND
State Express is requesting Final Planned Unit Development (PUD) approval. The Preliminary PUD was approved as O-23-24 on June 10, 2024 allowing for the redevelopment of the M-2 zoned lot formerly used for outdoor storage and stone fabrication by Meno Stone, into a fleet maintenance and storage facility with overnight truck parking. Upgrades incorporated into the redevelopment of the subject property include paving the site with heavy duty asphalt, improving and relocating the stormwater detention, fencing, significant landscaping and berming.

After review, the conditions of the Preliminary PUD have been found to be satisfactorily met. The conditions within the Final PUD shall be completed by issuance of site development permit or prior to occupancy to the fleet maintenance building, as defined in the ordinance.

ANALYSIS
Planning & Zoning Commission (PZC)
The Final PUD for State Express was discussed at the October 2, 2024 PZC meeting. The PZC recommended (6-0) to approve the Final PUD for State Express with conditions that have been incorporated into the attached ordinance.

Commitee of the Whole (COW)
The COW reviewed and discussed the Final PUD request for State Express at the meeting held on October 21, 2024.

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 Final PUD Approval for a Fleet Maintenance and Storage Facility with Overnight Truck Parking on 10.95 Acres Located at 10800 Route 83 in Lemont, IL (State Express)

VILLAGE OF LEMONT

ORDINANCE NO. _____

AN ORDINANCE GRANTING FINAL PLANNED UNIT DEVELOPMENT APPROVAL FOR A FLEET MAINTENANCE AND STORAGE FACILITY WITH OVERNIGHT TRUCK PARKING ON 10.95 ACRES LOCATED AT 10800 ROUTE 83 IN LEMONT, ILLINOIS

(State Express)

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT THIS 28th DAY OF OCTOBER, 2024

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 28th day of October, 2024.

ORDINANCE NO. _____

AN ORDINANCE GRANTING FINAL PLANNED UNIT DEVELOPMENT APPROVAL FOR A FLEET MAINTENANCE AND STORAGE FACILITY WITH OVERNIGHT TRUCK PARKING ON 10.95 ACRES LOCATED AT 10800 ROUTE 83 IN LEMONT, ILLINOIS

(State Express)

WHEREAS, State Express, represented by David Apanavicius, (hereinafter referred to as "the Petitioner") is the applicant acting on behalf of the owner of the 17.23-acre property at 10800 Route 83 and 12959 Main Street (PINS# 22-14-401-030-0000, 22-14-401-031-0000, and 22-14-401-027-0000) (hereinafter referred to as the "Subject Property"), legally described and depicted in Exhibit A; and

WHEREAS, the Subject Property is 3 separate parcels with 3 different zoning districts, including the M-2 zoned 10.95-acre Parcel 1 (PIN: 22-14-401-030-0000), the M-1 zoned parcel 2 (PIN: 22-14-401-027-0000), both depicted in the Alta Survey in Exhibit A, and the B-3 zoned parcel (PIN: 22-14-401-031-0000); and

WHEREAS, the Petitioner applied on September 21, 2023 pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance ("UDO") seeking approval of a Preliminary Planned Unit Development and Plat, (hereinafter referred to as "State Express Preliminary PUD"); and

WHEREAS, State Express has been operating their freight and logistics office from the building on the B-3 zoned parcel and obtained Preliminary Planned Unit Development (PUD) approval (O-23-24) on June 10, 2024, to use the vacant accessory building on the M-2 zoned parcel for truck repair and maintenance of their own fleet with accessory truck and trailer parking on the M-2 lot; and

WHEREAS, the Petitioner has submitted a PUD Final Plan/Plat Application on June 21, 2024 for State Express (hereinafter referred to as "State Express Final PUD") with associated documents attached as Exhibits to this ordinance:

1. Alta/NSPS Land Title Survey by Hoefferle-Butler Engineering, Inc. dated 10/31/2019, attached hereto and incorporated herein as Exhibit A.

2. Final Landscape Plans dated 8/28/23 with final revision date of 9/11/2024 by LG Workshop, LLC, attached hereto and incorporated herein as Exhibit B.
3. Final Engineering Plans dated 5/21/2024 with revision date of 9/10/2024 by CAGE Civil Engineering Group, attached hereto and incorporated herein as Exhibit C.
4. Final Planned Unit Development Site Plan dated 9/11/2024 by CAGE Engineering Group, attached hereto and incorporated herein as Exhibit D.
5. Final Lighting Plan dated 9/11/2023 revised on 2/20/2023 (error noted as date should read 2/20/2024) by CAGE Engineering Group, attached hereto and incorporated herein as Exhibit E.

WHEREAS, the Planning & Zoning Commission (PZC) discussed and reviewed this matter at the regularly scheduled PZC meeting on October 2, 2024, finding the Final documents to be in satisfactory compliance with the approved PUD Preliminary Plan; and

WHEREAS, the Planning & Zoning Commission (PZC) voted (6-0) at this meeting to recommend approval of the State Express Final Planned Unit Development with conditions incorporated into this ordinance.

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

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

SECTION TWO: Subject to the conditions below, the following documents are hereby approved in substantially the form attached hereto:

1. Final Landscape Plans dated 8/28/23 with final revision date of 9/11/2024 by LG Workshop, LLC, attached hereto and incorporated herein as Exhibit B.
2. Final Engineering Plans dated 5/21/2024 with revision date of 9/10/2024 by CAGE Civil Engineering Group, attached hereto and incorporated herein as Exhibit C.
3. Final Planned Unit Development Site Plan dated 9/11/2024 by CAGE Engineering Group, attached hereto and incorporated herein as Exhibit D.
4. Final Lighting Plan dated 9/11/2023 revised on 2/20/2023 (error noted as date should read 2/20/2024) by CAGE Engineering Group, attached hereto and incorporated herein as Exhibit E.

SECTION THREE: Conditions. The approvals set forth in this Ordinance are contingent upon the following condition:

1. **General Conditions**. Unless otherwise approved by the Village Board the Subject Property shall be developed and maintained in accordance with Village Code, the Preliminary PUD approved as O-23-24 and the approved plans, conditions and the exhibits to this Ordinance.

2. **Specific Conditions**. The following specific conditions shall apply:

    A. Obtain a Major Planned Unit Development (PUD) Amendment for an exception to allow the metal storage building with a building permit or remove the metal storage building from the subject property prior to the issuance of the occupancy permit for the truck and fleet maintenance building (ACOM-24-18).
    B. Remediate outstanding comments noted in engineering review including the requirement to provide a stormwater easement for the Village of Lemont. No further staff or consultant comments shall remain at issuance of Site Development Permit.
    C. Provide signs at Main Street exit stating ‘no right turns for trucks’, further discouraging truck traffic in Lemont’s downtown.

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

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

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 28th day of October, 2024.

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

_____
JOHN EGOFSKE, Village President

ATTEST:

_____
CHARLENE M. SMOLLEN, Village Clerk

EXHIBIT A

Alta Survey

ALTA / NSPS LAND TITLE SURVEY

of

PARCEL 1:
LOT 1 OF MENO'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2004 AS DOCUMENT 0436539088 IN COOK COUNTY, ILLINOIS

TAX ID NUMBER: 22-14-401-030-0000
AREA = 476,872.4 SQ. FT. / 10.95 ACRES

PARCEL 2:
THE WEST 1/2, AS MEASURED ON THE NORTH AND SOUTH LINES, OF THAT PART OF LOT 2 OF DOOLIN AND KIRK'S RESUBDIVISION OF THE EAST 404.7 FEET OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 AND OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 (EXCEPT THEREFROM LOTS 1, 2, 3, 4, AND 5 OF CHRISTIAN BOE'S SUBDIVISION OF CERTAIN PARTS THEREOF) OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED, OF SAID DOOLIN
AND KIRK'S RESUBDIVISION ON AUGUST 30, 1889 AS DOCUMENT NUMBER 1149383, IN BOOK 37 OF PLATS, PAGE 18, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SAG-LEMONT ROAD 300.00 FEET WESTERLY OF THE SOUTH EAST CORNER OF SAID LOT 2, AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 2; THENCE NORTHERLY ON A LINE PARALLEL TO THE EAST LINE OF SAID LOT 2, A DISTANCE OF 851.40 FEET TO THE NORTH LINE OF SAID LOT 2, BEING ALSO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 14; THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 578.94 FEET TO THE EAST LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID COMMONWEALTH EDISON COMPANY RIGHT OF WAY A DISTANCE OF 848.63 FEET TO THE CENTER LINE OF SAG-LEMONT ROAD, BEING ALSO THE SOUTH LINE OF SAID LOT 2; THENCE EASTERLY ALONG SAID CENTER LINE A DISTANCE OF 578.2 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PARCEL OF LAND CONDEMNED BY THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS OF THE STATE OF ILLINOIS FOR AND ON BEHALF OF THE PEOPLE OF THE STATE OF ILLINOIS IN CASE NO. 69L13193 OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS) ALL IN COOK COUNTY, ILLINOIS

TAX ID NUMBER: 22-14-401-027-0000
AREA = 228,183.6 SQ. FT. / 5.23 ACRES

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER OC18020974, DATED APRIL 29, 2019.

TOTAL AREA = 705056.0 SQ. FT. / 16.18 ACRES
COMMON ADDRESS: 12959 MAIN STREET, LEMONT, IL 60439

NOTES CORRESPONDING TO TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE CO. COMMITMENT NO. OC18020974 DATED 4-29-19

SCHEDULE "B"-PART 1 REQUIREMENTS:

ITEM 1 THRU 33 (BOTH INCLUSIVE) ARE NOT SURVEY MATTERS AND ARE NOT HEREON DRAWN.

SCHEDULE "B"- PART 2 EXCEPTIONS:

ITEM 1 THRU 7 (BOTH INCLUSIVE) AND ITEMS 21 THRU 24 (BOTH INCLUSIVE) ARE NOT SURVEY MATTERS AND ARE NOT HEREON DRAWN.

ITEM 8, DOCUMENT # 0436539088 BUILDING SETBACK LINES AS RECORDED BY MENO'S SUDIVISION FINAL PLAT ARE HEREON DRAWN.

ITEM 9, DOCUMENT #0436539088 THE 7.5 FOOT, THE 10 FOOT, AND THE 15 FOOT PUBLIC UTILITY & DRAINAGE EASEMENTS ARE HEREON DRAWN.

ITEM 10, DOCUMENT # 0812054054 PIPE LINE RIGHT-OF-WAY AGREEMENT IS HEREON DRAWN.

ITEM 11, DOCUMENT # 86371636 EASEMENT TO IBT ALONG THE WEST & SOUTH SIDE OF LOT 1 IN MENO'S SUBDIVISION IS HEREON DRAWN.

ITEM 12, DOCUMENT # 96760100 EASEMENT TO DEPARTMENT OF TRANSPORTATION DOES NOT APPLY TO THE SURVEY.

ITEM 13, DOCUMENT # 86628706 AND DOCUMENT # 87114312 THE 66.00 FOOT EASEMENT OR RIGHT-OF-WAY OVER A PRIVATE ROAD AND IS HEREON DRAWN.

ITEM 14, DOCUMENT # 1802247043 CATHODIC PROTECTION EASEMENT IS HEREON DRAWN.

ITEM 15, DOCUMENT # 86428778 & DOCUMENT # 87045408 REFER TO THE SAME EASEMENT AS ITEM 13.

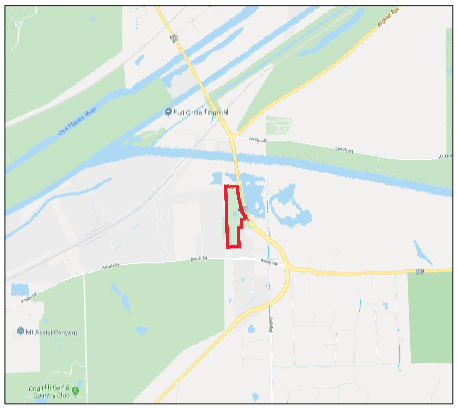
ITEM 16, DOCUMENT # 17891861 IS AN EASEMENT FOR PETROLEUM PRODUCTS AS SHOWN ON AN EXHIBIT THAT WAS NOT INCLUDED WITH THE DOCUMENT AND IS NOT HEREON DRAWN.

ITEM 17, DOCUMENT # 18785600 IS AN EASEMENT FOR GAS LINES ACROSS THE SOUTHERLY PORTION OF LOT 2 IN DOOLIN & KIRK'S SUBDIVISION AND SHALL REFER TO THE DOCUMENT FOR LOCATION.

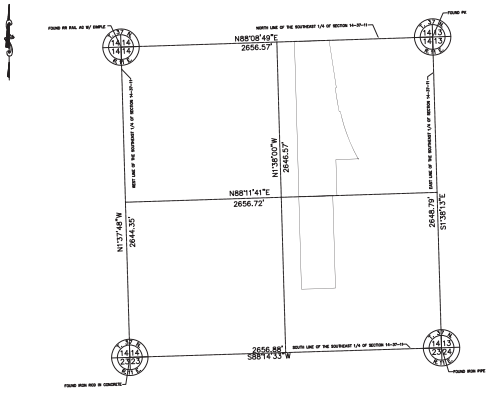
ITEM 18, DOCUMENT # 19048159 IS AN EASEMENT TO NORTHERN ILL GAS TO OPERATE AN UNDERGROUND GAS MAIN AS SHOWN ON EXHIBIT A THAT WAS NOT INCLUDED WITH THE DOCUMENT AND IS NOT HEREON DRAWN.

ITEM 19, DOCUMENT # 21837297 IS AN EASEMENT TO COMMONWEALTH EDISON FOR POLE LINES, CONDUIT & MAINTENANCE AND IS NOT HEREON DRAWN.

ITEM 20, DOCUMENT # 2088980 IS AN EASEMENT FOR PIPELINES AND IS NOT HEREON DRAWN.



VICINITY MAP
(NOT TO SCALE)



DETAIL OF SE 1/4 OF 14-37-11

ABBREVIATIONS

DIP = DUCTILE IRON PIPE
FF = FINISHED FLOOR
GUTTER = GUTTER OF CURB
RCP = REINFORCED CONCRETE PIPE
TCBC = TOP OF CURB BACK OF CURB
TCBC DEP = TOP OF DEPRESSED CURB
TF = TOP OF FOUNDATION
VCP = VITRIFIED CLAY PIPE
FND X = FOUND CROSS CUT
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FND RBR = FOUND REBAR
FND PK = FOUND PK NAIL
FBP = FOUND BRASS MONUMENT
REC.= RECORD VALUE
MEAS.= MEASURED VALUE

LEGEND:

WSO = WATER SHUT OFF
WV = WATER VALVE BOX
WVV = WATER VALVE IN VAULT
2' STORM CATCH BASIN
4' STORM CATCH BASIN
STORM MANHOLE
SANITARY MANHOLE
POWER POLE
LIGHT POLE
HYDRANT
SIGN
METAL FENCE
WOOD FENCE
OVERHEAD WIRES
SANITARY SEWER
STORM SEWER
WATER SERVICE
FENCE

BRICK WALKWAY
CONCRETE PAVEMENT
ASPHALT PAVEMENT
GRAVEL
TELEPHONE SERVICE BOX
ELECTRIC METER
GAS METER
DOWN SPOUT
GAS VALVE

PROPERTY PARKING: 1 ADA ACCESSIBLE PARKING STALL
19 PARKING STALLS

GENERAL NOTES:

1. COMPARE THIS PLAT, LEGAL DESCRIPTION, AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND THE INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
4. THIS SURVEY CONFORMS WITH A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER OC18020974, DATED APRIL 29, 2019.
5. MANHOLES, INLETS AND OTHER UTILITY GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, STORM, WATER, ECT.) IS BASED SOLEY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF THE UNDERGROUND UTILITIES.
6. NO UNDERGROUND UTILITIES OR DRAIN TILES, IF ANY EXIST, ARE SHOWN HEREON.
7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW, AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLERS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
9. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO DOING ANY CONSTRUCTION WORK.
10. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
11. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED BY THE GOVERNING JURISDICTION'S ZONING ORDINANCES AND/OR CODED AS AMENDED.
12. THIS PARCEL HAS BEEN IDENTIFIED AS BEING IN "ZONE X" PER THE FLOOD INSURANCE RATE MAP IN COOK COUNTY, AS SHOWN ON MAP NO. 17031C0583J WITH AN EFFECTIVE MAP DATE OF AUGUST 19, 2008.

CERTIFY TO: PURCHASER WITH CONTRACTUAL RIGHTS UNDER A PURCHASE AGREEMENT WITH THE VESTED OWNER IDENTIFIED BELOW, FIDELITY NATIONAL TITLE INSURANCE COMPANY, HERITAGE STANDARD BANK AND TRUST COMPANY; PARCEL 1 STANDARD BANK AND TRUST COMPANY; PARCEL 2

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,7a,8 & 9 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON JULY 18, 2019 .

DATE OF MAP OR PLAT: NOVEMBER 11, 2019.

Thomas J. Cesal
THOMAS J. CESAL
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2205

EXPIRES 11-30-20

PROFESSIONAL LAND SURVEYOR
THOMAS J. CESAL
2205
STATE OF ILLINOIS

NO	DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			
6			

REVISIONS

DRAWN BY: JFZ
CHECKED BY: ALH
APPROVED BY: TJC
DATE: 10. 31. 19
SCALE: 1"=50'

PREPARED BY:
hbe Hoefferle-Butler Engineering, Inc.
Consulting Civil Engineers - Land Surveyors
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000819-0002
874 S. ROBERTS ROAD HICKORY HILLS, ILLINOIS 60457
(708) 599-8980 FAX/(708) 599-8790

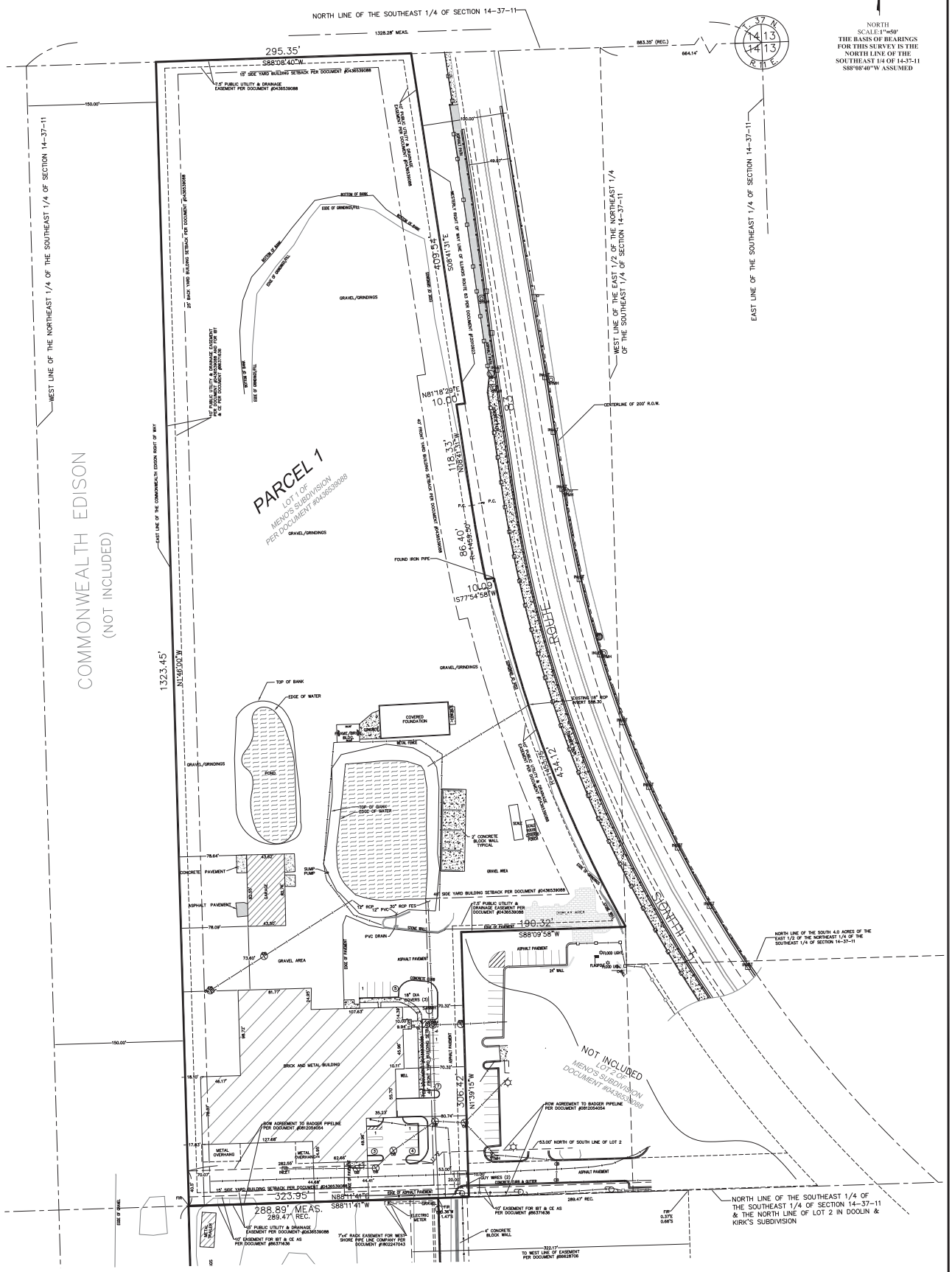
ALTA / NSPS LAND TITLE SURVEY
12959 MAIN STREET
LEMONT, IL 60439

PREPARED FOR:
JOSEPH MENO C/O ROBERT J. HUGHELET, JR. PC
10749 WINTERSET DRIVE ORLAND PARK, IL 60467

PROJECT NO: 19-026

DRAWING FILE: ALTA_11. 6. 19. DWG

ALTA / NSPS LAND TITLE SURVEY



2 OF 3	DRAWING FILE: ALTA_11.6.19.DWG	PROJECT NO: 19-026	

ALTA / NSPS LAND TITLE SURVEY
12959 MAIN STREET
LEMONT, IL 60439

PREPARED FOR:
JOSEPH MENO C/O ROBERT J. HUGUELET, JR. PC
10749 WINTERSET DRIVE ORLAND PARK, IL 60467

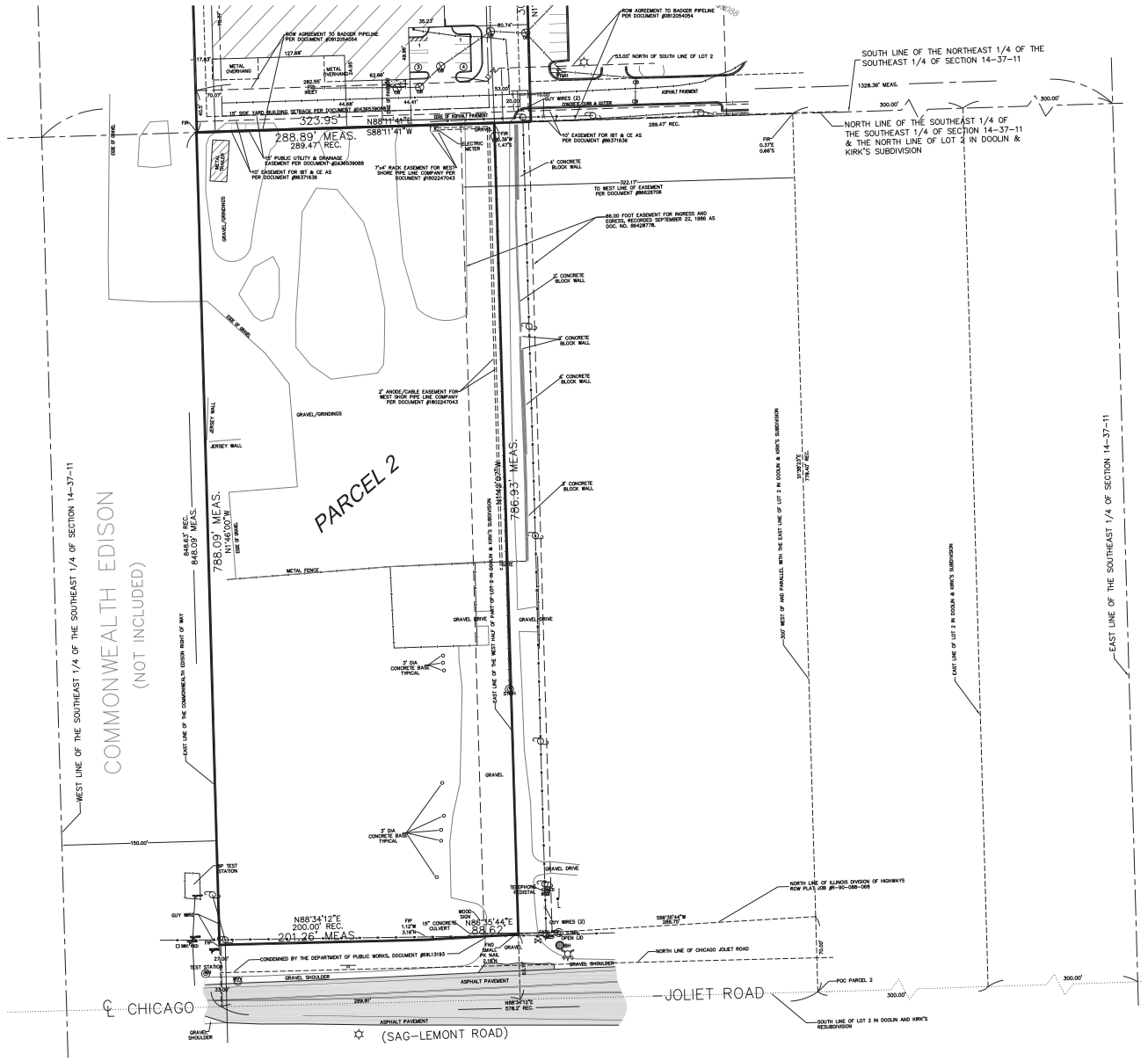
PREPARED BY:
hbe **Hoefferle-Butler Engineering, Inc.**
Consulting Civil Engineers · Land Surveyors
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000819-0002
8714 S. ROBERTS ROAD HICKORY HILLS, ILLINOIS 60457
(708) 599-8980 FAX(708) 599-8790

DRAWN BY:	JFZ
CHECKED BY:	ALH
APPROVED BY:	TJC
DATE:	10.31.19
SCALE:	1"=50'

NO	DESCRIPTION	BY	DATE
	REVISIONS		

ALTA / NSPS LAND TITLE SURVEY

NORTH
SCALE:1"=50'
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE SOUTHEAST 1/4 OF 14-37-11 S88°08'40"W ASSUMED



3 OF 3	DRAWING FILE: ALTA_11.6.19.DWG	PROJECT NO: 19-026	

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DRAWN BY: JFZ	6				
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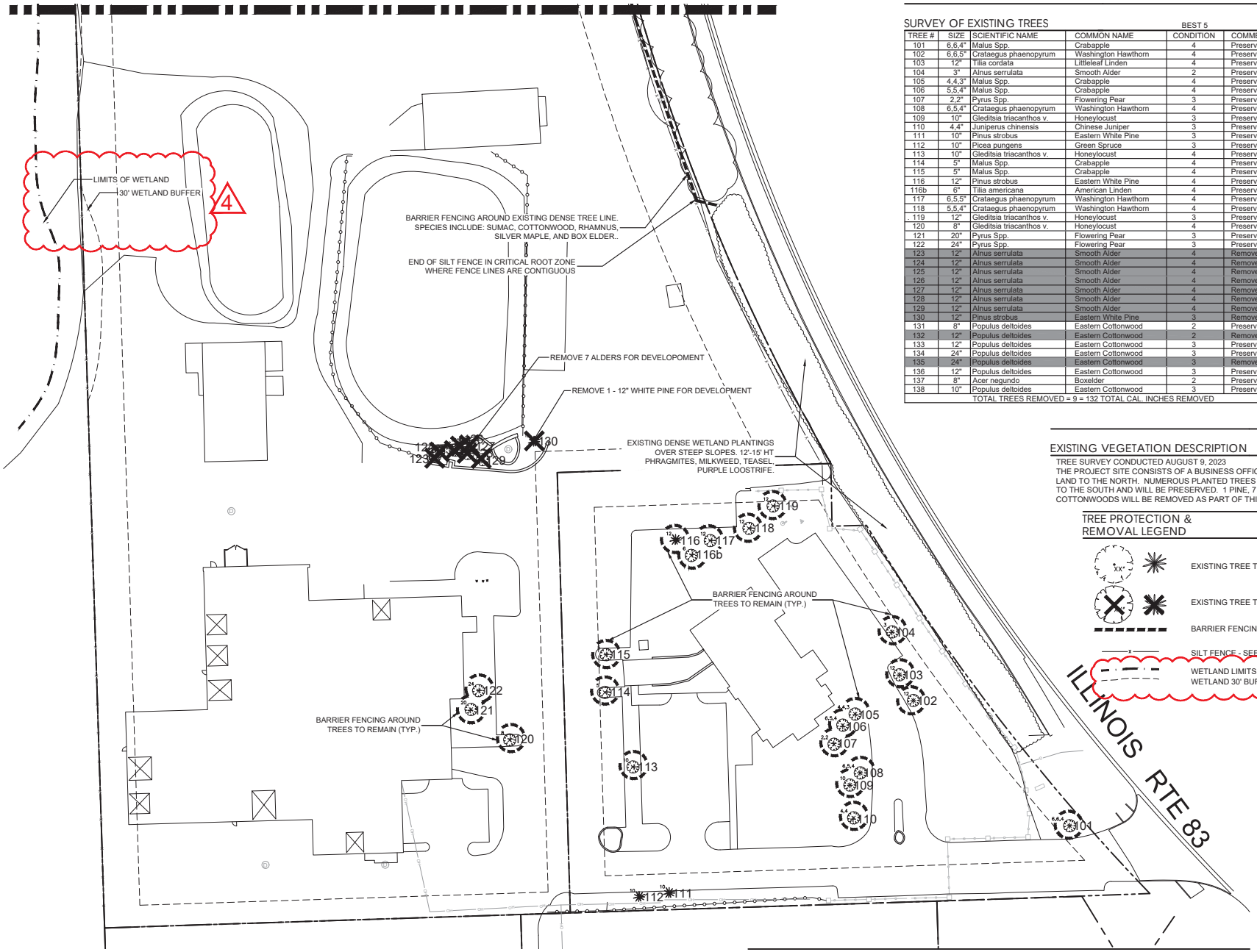
APPROVED BY: TJC	4				
DATE: 10.31.19	3				
SCALE: 1"=50'	2				
	1				
	NO	DESCRIPTION	BY	DATE	
		REVISIONS			

EXHIBIT B

Final Landscape Plans



1 TREE PROTECTION & REMOVAL PLAN - SOUTH

N SCALE 1"=30'
0' 15' 30' 60' 90'

SURVEY OF EXISTING TREES

BEST 5

TREE #	SIZE	SCIENTIFIC NAME	COMMON NAME	CONDITION	COMMENTS
101	6,6,4"	Malus Spp.	Crabapple	4	Preserve
102	6,6,5"	Crataegus phaenopyrum	Washington Hawthorn	4	Preserve
103	12"	Tilia cordata	Littleleaf Linden	4	Preserve
104	3"	Alnus serrulata	Smooth Alder	2	Preserve
105	4,4,3"	Malus Spp.	Crabapple	4	Preserve
106	5,5,4"	Malus Spp.	Crabapple	4	Preserve
107	2,2"	Pyrus Spp.	Flowering Pear	3	Preserve
108	6,5,4"	Crataegus phaenopyrum	Washington Hawthorn	4	Preserve
109	10"	Gleditsia triacanthos v.	Honeylocust	3	Preserve
110	4,4"	Juniperus chinensis	Chinese Juniper	3	Preserve
111	10"	Pinus strobus	Eastern White Pine	3	Preserve
112	10"	Picea pungens	Green Spruce	3	Preserve
113	10"	Gleditsia triacanthos v.	Honeylocust	4	Preserve
114	5"	Malus Spp.	Crabapple	4	Preserve
115	5"	Malus Spp.	Crabapple	4	Preserve
116	12"	Pinus strobus	Eastern White Pine	4	Preserve
116b	6"	Tilia americana	American Linden	4	Preserve
117	6,5,5"	Crataegus phaenopyrum	Washington Hawthorn	4	Preserve
118	5,5,4"	Crataegus phaenopyrum	Washington Hawthorn	4	Preserve
119	12"	Gleditsia triacanthos v.	Honeylocust	3	Preserve
120	8"	Gleditsia triacanthos v.	Honeylocust	4	Preserve
121	20"	Pyrus Spp.	Flowering Pear	3	Preserve
122	24"	Pyrus Spp.	Flowering Pear	3	Preserve
123	12"	Alnus serrulata	Smooth Alder	4	Remove
124	12"	Alnus serrulata	Smooth Alder	4	Remove
125	12"	Alnus serrulata	Smooth Alder	4	Remove
126	12"	Alnus serrulata	Smooth Alder	4	Remove
127	12"	Alnus serrulata	Smooth Alder	4	Remove
128	12"	Alnus serrulata	Smooth Alder	4	Remove
129	12"	Alnus serrulata	Smooth Alder	4	Remove
130	12"	Pinus strobus	Eastern White Pine	3	Remove
131	8"	Populus deltoides	Eastern Cottonwood	2	Preserve
132	12"	Populus deltoides	Eastern Cottonwood	2	Remove
133	12"	Populus deltoides	Eastern Cottonwood	3	Preserve
134	24"	Populus deltoides	Eastern Cottonwood	3	Preserve
135	24"	Populus deltoides	Eastern Cottonwood	3	Remove
136	12"	Populus deltoides	Eastern Cottonwood	3	Preserve
137	8"	Acer negundo	Boxelder	2	Preserve
138	10"	Populus deltoides	Eastern Cottonwood	3	Preserve

TOTAL TREES REMOVED = 9 = 132 TOTAL CAL. INCHES REMOVED

EXISTING VEGETATION DESCRIPTION

TREE SURVEY CONDUCTED AUGUST 9, 2023
THE PROJECT SITE CONSISTS OF A BUSINESS OFFICE SITE AND VACANT LAND TO THE NORTH. NUMEROUS PLANTED TREES EXIST ON THE SITE TO THE SOUTH AND WILL BE PRESERVED. 1 PINE, 7 ALDER AND 2 COTTONWOODS WILL BE REMOVED AS PART OF THIS CONTRACT.

TREE PROTECTION & REMOVAL LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- BARRIER FENCING TO BE INSTALLED
- SILT FENCE - SEE CIVIL FOR DETAILS
- WETLAND LIMITS
- WETLAND 30' BUFFER

LG Workshop, LLC
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SEAL

PROJECT TEAM

CIVIL ENGINEER:
CAGE CIVIL ENGINEERING

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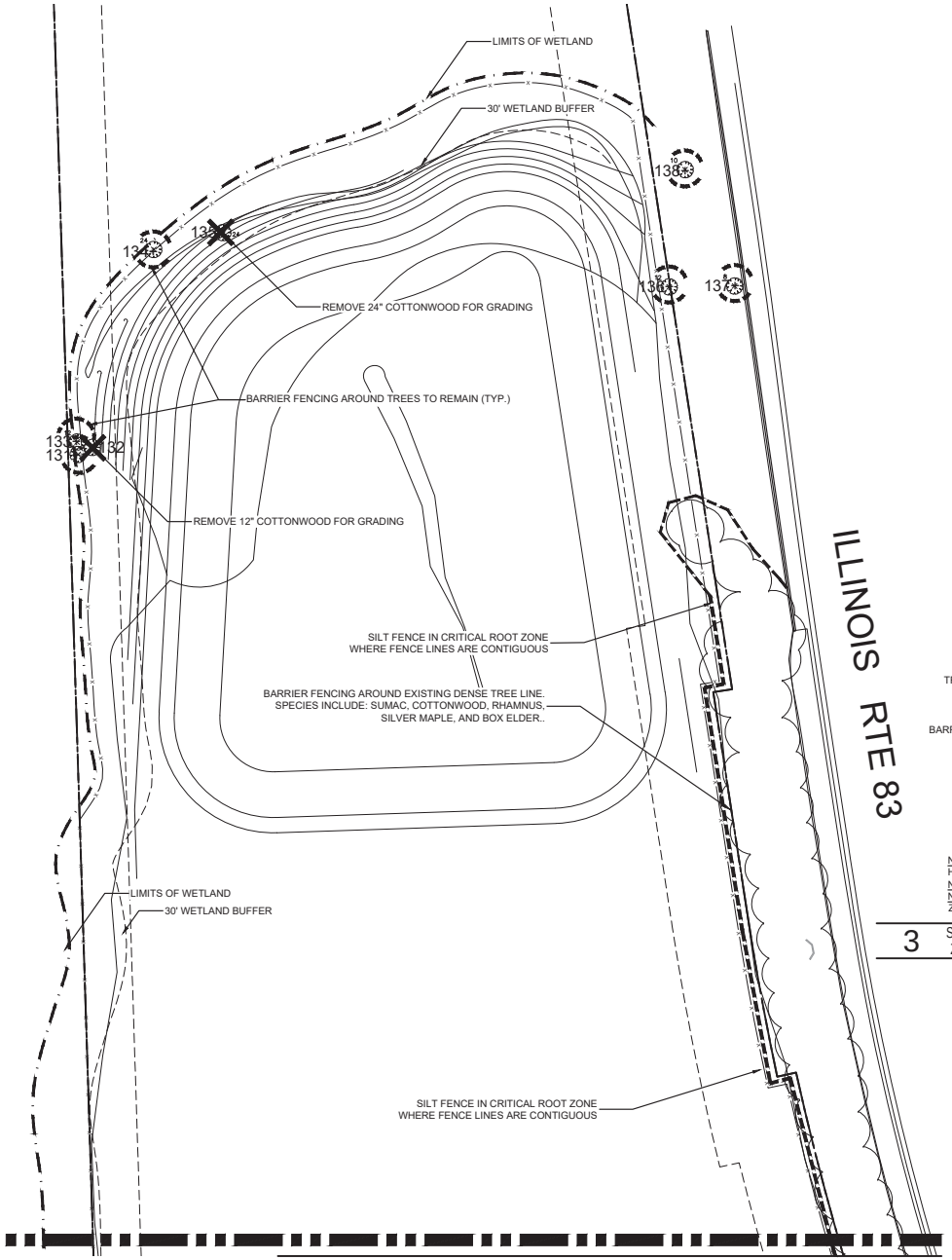
SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2308042

DATE
08-28-2023
DRAWN BY: LCG | APPROVED BY: LCG

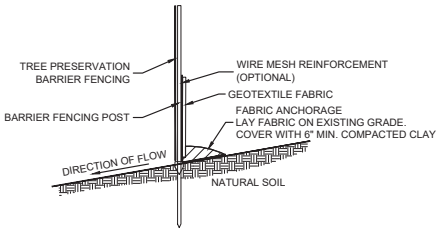
SHEET TITLE
TREE PROTECTION & REMOVAL PLAN - SOUTH

SHEET NUMBER
L1.1



1 TREE PROTECTION & REMOVAL PLAN - NORTH

SCALE 1"=30'
0' 15' 30' 60' 90'



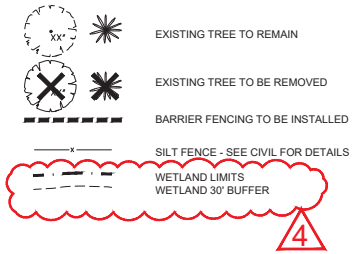
NOTE: ATTACH FABRIC OR MESH TO TREE PRESERVATION FENCING WITH HOG RINGS. STEEL POSTS W/ TIE WIRES, WOOD POSTS W/ NAILS
NOTE: INSTALL ON UPHILL SIDE OF THE TREE PROTECTION FENCING
NOTE: TO BE USED IN AREAS THAT ARE ADJACENT TO TREE PROTECTION ZONES

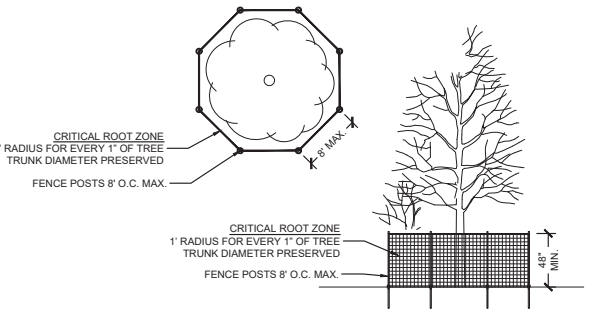
3 SILT FENCE IN CRITICAL ROOT ZONE DETAIL - TYPE B — NOT TO SCALE

TREE PROTECTION & REMOVAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES
3. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
4. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
5. TREE PROTECTION FENCING SHALL BE PLACED AT THE LIMITS OF CONSTRUCTION TO MAXIMIZE THE AMOUNT OF CRITICAL ROOT ZONE - 1' RADIUS FOR EVERY 1" OF TREE TRUNK DIAMETER PRESERVED.
6. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 5.
7. WHERE APPROPRIATE, THE SILT FENCING SHALL BE SANDWICHED TOGETHER WITH THE TREE PROTECTION FENCING TO PROTECT THE ROOTS FROM SILTATION AND CONSTRUCTION DAMAGE, AND THE GRADING SHOULD BE TIGHTENED UP TO MINIMIZE ROOT ZONE IMPACT.
8. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
9. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
10. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
11. ANY ROOT PRUNING SHALL TAKE PLACE ONLY TO THE DEPTH OF ADJACENT EXCAVATION, AND NO DEEPER.
12. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

TREE PROTECTION & REMOVAL LEGEND





2 TREE PRESERVATION BARRIER FENCING DETAIL — NOT TO SCALE

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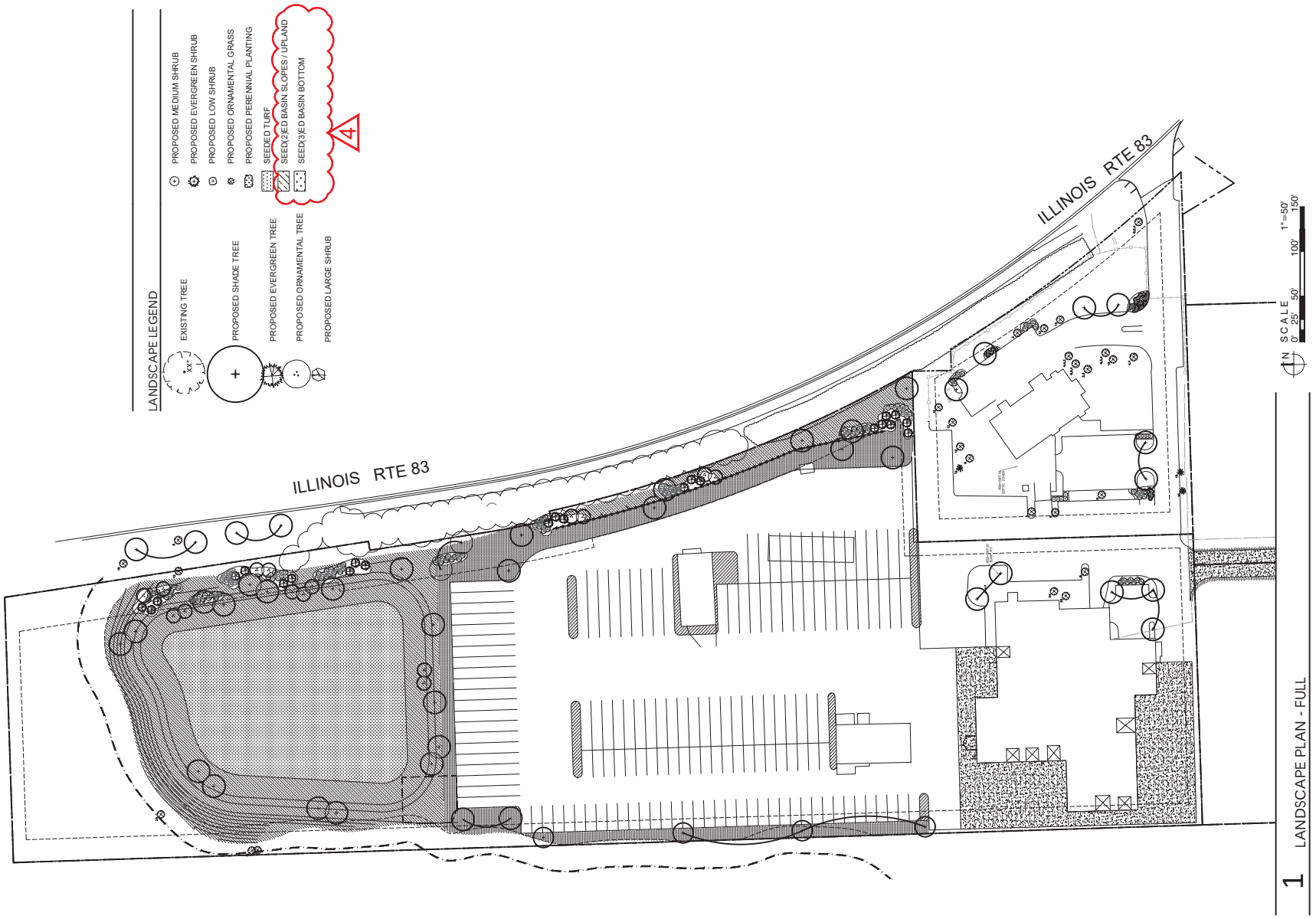
L1.2



1 LANDSCAPE PLAN - FULL

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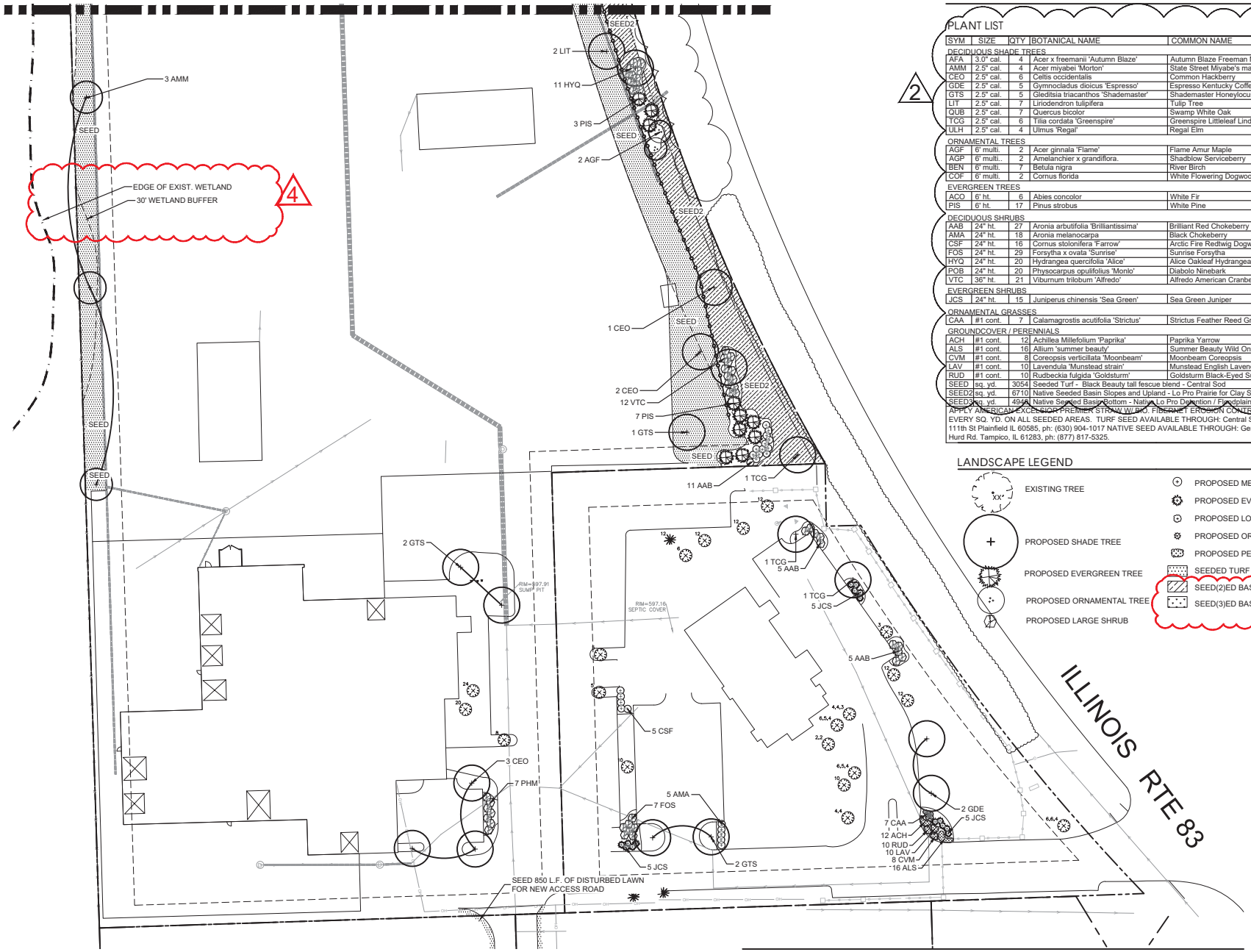
LANDSCAPE PLAN - FULL

SHEET NUMBER
L2.0



1 LANDSCAPE PLAN - SOUTH

SCALE 1"=30'
0' 15' 30' 60' 90'

2

PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
AFA	3.0" cal.	4	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	B&B
AMM	2.5" cal.	4	Acer miyabei 'Morton'	State Street Miyabe's maple	B&B
CEO	2.5" cal.	6	Celtis occidentalis	Common Hackberry	B&B
GDE	2.5" cal.	5	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B
GTS	2.5" cal.	5	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	B&B
LIT	2.5" cal.	7	Liriodendron tulipifera	Tulip Tree	B&B
QUB	2.5" cal.	7	Quercus bicolor	Swamp White Oak	B&B
TCG	2.5" cal.	6	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B&B
ULH	2.5" cal.	4	Ulmus 'Regal'	Regal Elm	B&B
ORNAMENTAL TREES					
AGF	6' multi.	2	Acer ginnala 'Flame'	Flame Amur Maple	B&B
AGP	6' multi..	2	Amelanchier x grandiflora.	Shadblow Serviceberry	B&B
BEN	6' multi.	7	Betula nigra	River Birch	B&B
COF	6' multi.	2	Cornus florida	White Flowering Dogwood	B&B
EVERGREEN TREES					
ACO	6' ht.	6	Abies concolor	White Fir	B&B
PIS	6' ht.	17	Pinus strobus	White Pine	B&B
DECIDUOUS SHRUBS					
AAB	24" ht.	27	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	B&B
AMA	24" ht.	18	Aronia melanocarpa	Black Chokeberry	B&B
CSF	24" ht.	16	Cornus stolonifera 'Farrow'	Arctic Fire Redtwig Dogwood	B&B
FOS	24" ht.	29	Forsythia x ovata 'Sunrise'	Sunrise Forsytha	B&B
HYQ	24" ht.	20	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	B&B
POB	24" ht.	20	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	B&B
VTC	36" ht.	21	Viburnum trilobum 'Alfredo'	Alfredo American Cranberrybush	B&B
EVERGREEN SHRUBS					
JCS	24" ht.	15	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B
ORNAMENTAL GRASSES					
CAA	#1 cont.	7	Calamagrostis acutifolia 'Strictus'	Strictus Feather Reed Grass	
GROUNDCOVER / PERENNIALS					
ACH	#1 cont.	12	Achillea Millefolium 'Paprika'	Paprika Yarrow	18" O.C.
ALS	#1 cont.	16	Allium 'summer beauty'	Summer Beauty Wild Onion	18" O.C.
CVM	#1 cont.	8	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	18" O.C.
LAV	#1 cont.	10	Lavendula 'Munstead strain'	Munstead English Lavender	24" O.C.
RUD	#1 cont.	10	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	18" O.C.
SEED	sq. yd.	3054	Seeded Turf - Black Beauty tall fescue blend - Central Sod		
SEED2	sq. yd.	6710	Native Seeded Basin Slopes and Upland - Lo Pro Prairie for Clay Soils - Genesis Nursery		
SEED3	sq. yd.	494	Native Seeded Basin Bottom - Native Lo Pro Detention / Floodplain - Genesis Nursery		

APPLY AMERICAN EXCELSIOR PREMIUM STRAW W/ NO. 1 NET EROSION CONTROL BLANKET STAPLED EVERY SQ. YD. ON ALL SEEDED AREAS. TURF SEED AVAILABLE THROUGH: Central Sod Farms, Inc. 25605 W 111th St Plainfield IL 60585, ph: (630) 904-1017 NATIVE SEED AVAILABLE THROUGH: Genesis Nursery Inc. 23200 Hurd Rd. Tampico, IL 61283, ph: (877) 817-5325.

LANDSCAPE LEGEND

EXISTING TREE
PROPOSED SHADE TREE
PROPOSED EVERGREEN TREE
PROPOSED ORNAMENTAL TREE
PROPOSED LARGE SHRUB
PROPOSED MEDIUM SHRUB
PROPOSED EVERGREEN SHRUB
PROPOSED LOW SHRUB
PROPOSED ORNAMENTAL GRASS
PROPOSED PERENNIAL PLANTING
SEEDED TURF
SEED(2)ED BASIN SLOPES / UPLAND
SEED(3)ED BASIN BOTTOM

4

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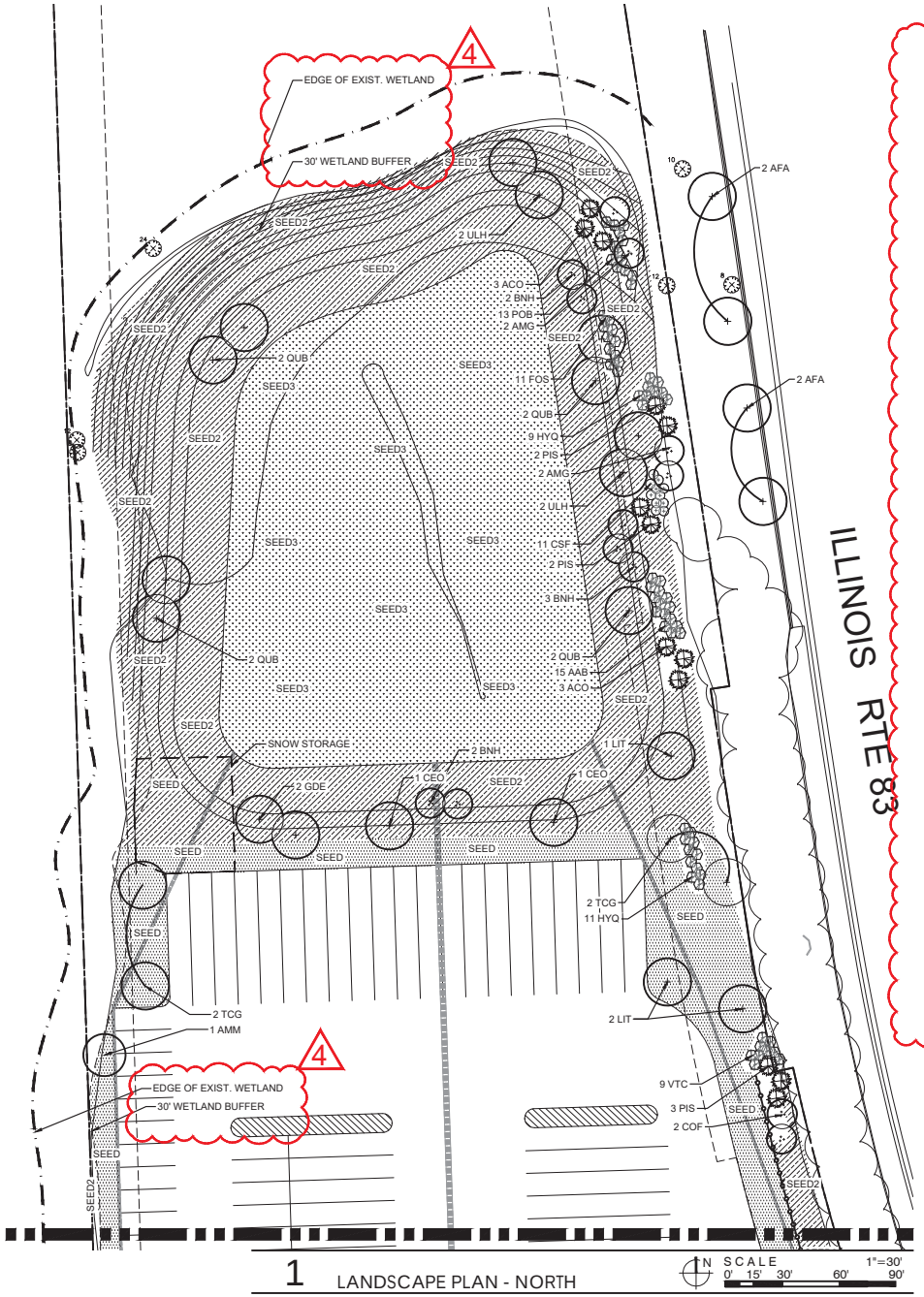
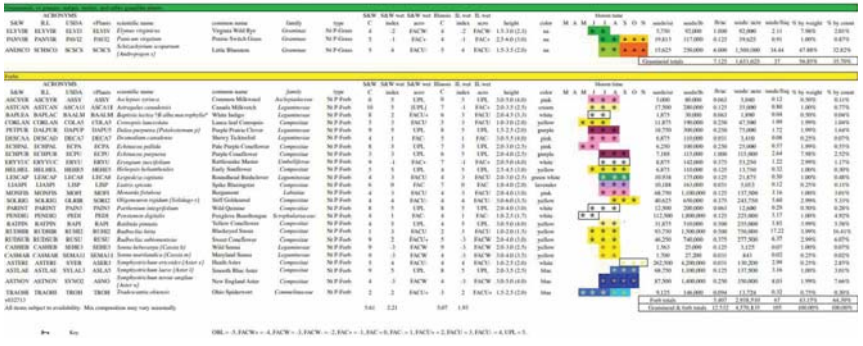


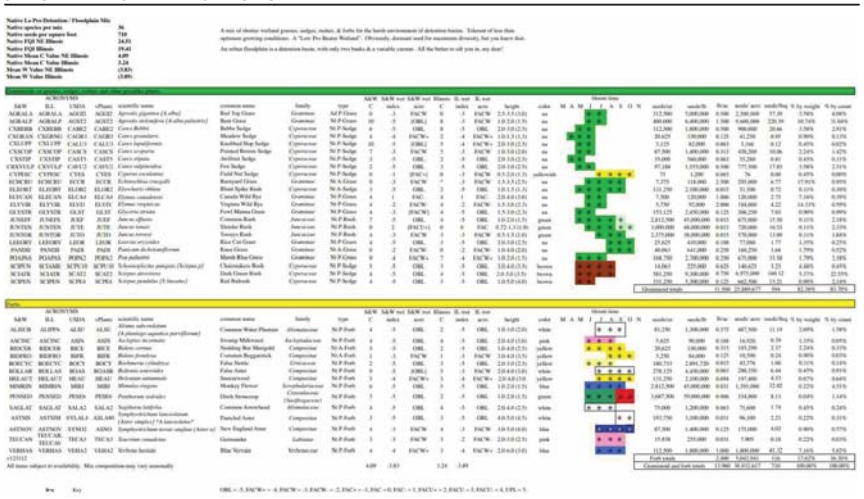
1 LANDSCAPE PLAN - NORTH

SCALE 1"=30'
0' 15' 30' 60' 90'

SEED2 - NATIVE SEEDED BASIN SLOPES AND UPLAND



SEED3 - NATIVE SEEDED BASIN BOTTOM



LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED LOW SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIAL PLANTING
- SEEDED TURF
- SEED(2)ED BASIN SLOPES / UPLAND
- SEED(3)ED BASIN BOTTOM

4

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LANDSCAPE PLAN - NORTH

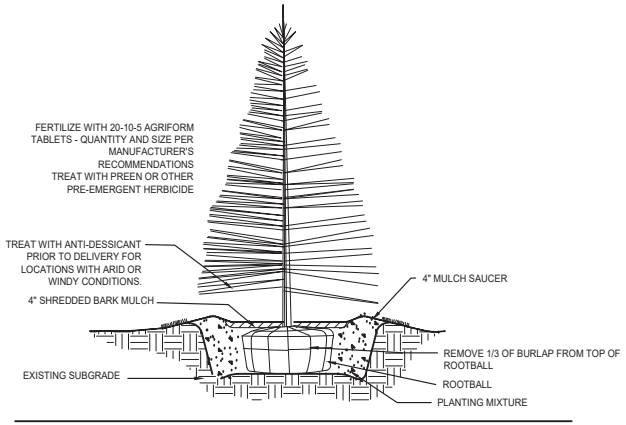
SHEET NUMBER
L2.2

VILLAGE LANDSCAPE REQUIREMENT CALCULATIONS

DESCRIPTION	REQUIREMENT	AREA / LENGTH	DETAILS	
TOTAL SITE		476,113 SQ. FT. 10.93 Acres		
TOTAL BUILDING		46,000 SQ. FT.		
TOTAL PARKING	Square footage of parking area / vehicle use area	287,148 SQ. FT.		
LANDSCAPING REQUIREMENTS ALONG STREETS	Along a Public Street. 1.At least 2.0 plant units per 100 linear feet shall be installed and maintained; or	540 L.F. / 50 = 11 POINTS	4 Shade trees x 2 pts = 3 Evergreen trees x 1 pt = 2 Ornamental trees x 0.66 = 31 Shrubs x.16 =	8 pts 3 pts 1 pts 5 pts 17 pts
	2.A wood fence with a minimum of 95% opacity and with a minimum height of six feet plus at least one plant unit per 100 linear feet shall be installed and maintained.	8' HT. FENCE 1,160 L.F. / 100 = 11.6 POINTS	2 Shade trees x 2 pts = 10 Evergreen trees x 1 pt = 4 Ornamental trees x 0.66 = 23 Shrubs x.16 =	4 pts 10 pts 3 pts 4 pts 21 pts
EXTERIOR PARKING LOT LANDSCAPING (south auto-lot)	The exterior of parking lots shall be landscaped with at least three plant units per 100 feet of linear distance surrounding the parking area.	123 L.F. / 100 = 1.23 X 3 = 3.69 POINTS	3 Shade trees x 2 pts = 16 Shrubs x 0.16 pts. =	6 pts 2.5 pts 8.0 pts
LANDSCAPE STANDARDS FOR DETENTION PONDS.	Landscape requirements for 17.20.080. are rather subjective. We have provided quantities, but design intent was to create a nice, multi-layered entrance to village limits.		15 Shade trees x 2 pts = 7 Evergreen trees x 1 pt = 8 Ornamental trees x 0.66 = 37 Shrubs x.16 =	30 pts 7 pts 5 pts 6 pts 48 pts

LANDSCAPE NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF LEMONT LANDSCAPING CODES AND ZONING ORDINANCES.
3. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
4. ALL PLANTINGS AND INSTALLATIONS SHALL CONFORM TO THE CURRENT ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK AND ANSI A300 STANDARDS AND BEST MANAGEMENT PRACTICES. ALL TREE WORK IS TO BE PERFORMED IN ACCORDANCE WITH CURRENT ANSI A300 AND Z133 STANDARDS AND CURRENT BEST MANAGEMENT PRACTICES.. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
6. SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
7. ROOT BALL WIRE BASKETS SHALL COVER NO MORE THAN THE LOWER 1/3 OF THE ROOT BALL, AND ANY BASKETS THAT ARE HIGHER THAN THAT SHALL BE CUT DOWN TO THAT HEIGHT DURING PLANTING.
8. DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FIND GRADED TOPSOIL SHALL BE TILLED AND GRADED.
9. TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
10. ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUNDCOVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
11. NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
12. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED.
13. SEEDED LAWN AREAS SHALL BE BID WITH A BID ALTERNATE FOR HYDROSEEDED LAWN. PRIOR TO SEEDING, 2" OF FINE TOPSOIL SHALL BE TILLED INTO EXIST SOIL MIXTURE. A MIX CONSISTING OF ROUGHLY 30 % BLUEGRASS / 30% FINE FESCUES / 40% RYE GRASSES (AND TACKIFIER FOR HYDROSEEDING) SHALL BE APPLIED AT MANUFACTURERS SPECIFIED RATES FOR NEW LAWNS BETWEEN 5 AND 10 LBS PER 1,0000 SF.
14. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION..
15. IN THE FIELD AT PLANTING TIME, ANY CANOPY-SIZED TREE PLANTINGS SHOULD BE LOCATED SO THEY WILL NOT INTERFERE WITH OR OBSTRUCT THE LIGHTING WHEN THEY REACH MATURE SIZE.



5 EVERGREEN PLANTING DETAIL — NOT TO SCALE

LANDSCAPE MAINTENANCE

THE OWNER, TENANT, AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING REQUIRED BY THE ORDINANCE OR PRESERVED UNDER THE PROVISIONS OF THE ORDINANCE IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE. SPECIFICALLY:

1. ALL PLANT GROWTH IN LANDSCAPED AREAS SHALL BE CONTROLLED BY PRUNING, TRIMMING, OR OTHER SUITABLE METHODS SO THAT PLANT MATERIALS DO NOT INTERFERE WITH PUBLIC UTILITIES, RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR OTHERWISE CONSTITUTE A TRAFFIC HAZARD; AND

2. ALL PLANTED AREAS SHALL BE MAINTAINED IN A RELATIVELY WEED-FREE CONDITION AND CLEAR OF UNDERGROWTH; AND

3. ALL TREES, SHRUBS, GROUND COVERS, AND OTHER PLANT MATERIALS MUST BE REPLACED IF THEY DIE OR BECOME UNHEALTHY
   1. BECAUSE OF ACCIDENTS, DRAINAGE PROBLEMS, DISEASE, OR OTHER CAUSES.

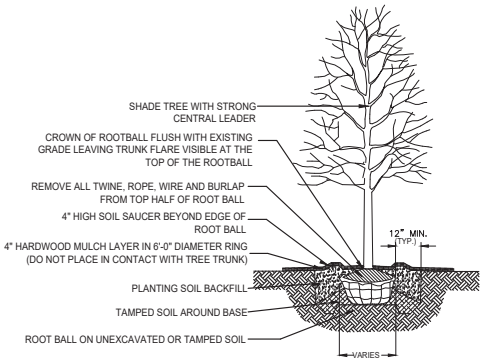
SEASONAL MAINTENANCE:

WEEKLY:
MOW TURF AREAS.
CLEAN TRASH AND DEBRIS.
INSPECT FOR OVERALL HEALTH OF PLANTS, SIGNS OF DISEASE OR PEST INFESTATION.
CHECK FOR IRRIGATION SYSTEM , IF APPLICABLE, FOR LEAKS OR MALFUNCTIONS.
IDENTIFY AND REMOVE WEEDS BEFORE THEY SPREAD.
MONTHLY:
EVALUATE MOWING PRACTICES AND ADJUST FREQUENCY OR HEIGHT AS NEEDED.
MONITOR NEWLY PLANTED TREES AND SHRUBS FOR PROPER ESTABLISHMENT.
ASSESS THE NEED FOR ADDITIONAL FERTILIZATION OR PEST CONTROL.
QUARTERLY:
PERFORM A THOROUGH INSPECTION OF TREES FOR SIGNS OF DISEASE OR DAMAGE.
CHECK FOR EROSION AROUND PLANTING BEDS OR SLOPES.
EVALUATE THE EFFECTIVENESS OF WEED CONTROL METHODS AND ADJUST STRATEGIES IF NEEDED.
BIANNUALLY: EVERY 2 YEARS.
SCHEDULE A PROFESSIONAL ARBORIST INSPECTION FOR MATURE TREES.
CONSIDER SOIL TESTING TO DETERMINE NUTRIENT DEFICIENCIES AND ADJUST FERTILIZATION PLANS.

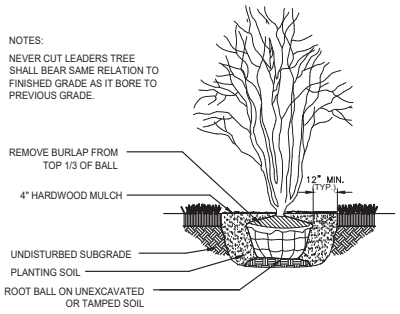
INTEGRATED PEST MANAGEMENT:
1. PRIORITIZE NON-CHEMICAL METHODS LIKE HAND PULLING OR SMOTHERING WEEDS WITH MULCH.
2. HERBICIDE CONTROL: UTILIZE SELECTIVE HERBICIDES FOR TARGETED WEED CONTROL, MINIMIZING IMPACT ON DESIRABLE PLANTS.
3. APPLICATION METHODS: CHOOSE THE MOST APPROPRIATE APPLICATION METHOD BASED ON THE TYPE OF HERBICIDE AND WEED INFESTATION. CONSIDER BACKPACK SPRAYERS FOR TARGETED APPLICATION OR GRANULAR PRE-EMERGENT HERBICIDES FOR WEED PREVENTION.
4. SPOT TREATMENTS: FOCUS HERBICIDE APPLICATION ON INDIVIDUAL WEEDS OR SMALL PATCHES TO MINIMIZE ENVIRONMENTAL IMPACT.

PEST AND DISEASE MANAGEMENT:

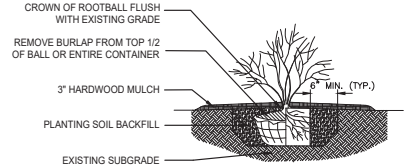
1. MONITORING: REGULARLY INSPECT PLANTS FOR SIGNS OF PESTS OR DISEASES (CHEWED LEAVES, DISCOLORED FOLIAGE, ETC.).
2. ORGANIC METHODS: WHENEVER POSSIBLE, PRIORITIZE ORGANIC PEST CONTROL METHODS LIKE INSECTICIDAL SOAP, NEEM OIL, OR INTRODUCING BENEFICIAL INSECTS (LADYBUGS, LACEWINGS) THAT PREY ON HARMFUL ONES.
3. INSECTICIDES/FUNGICIDES: UTILIZE CHEMICAL CONTROLS ONLY AS A LAST RESORT AND FOLLOW LABEL INSTRUCTIONS STRICTLY.



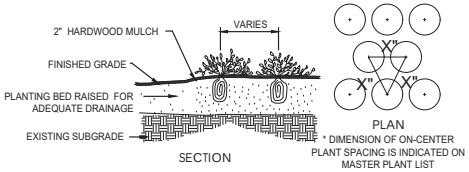
1 SHADE TREE PLANTING DETAIL — NOT TO SCALE



2 ORNAMENTAL TREE PLANTING DETAIL — NOT TO SCALE



3 SHRUB PLANTING DETAIL — NOT TO SCALE



4 PERENNIAL / ANNUAL PLANTING DETAIL — NOT TO SCALE

LG Workshop, LLC
Landscape Architecture
Master Planning
Site Planning
1955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.697.4388
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SEAL

PROJECT TEAM

CIVIL ENGINEER:
CAGE CIVIL ENGINEERING

PROJECT NAME

STATE EXPRESS

10800 IL-83, Lemont, IL 60439

DRAWING ISSUED

NO.	TITLE	DATE
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LANDSCAPE PLANS

PROJECT NUMBER
2308042

DATE
08-28-2023
DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
LANDSCAPE DETAILS & NOTES

SHEET NUMBER
L3.1

NATIVE LANDSCAPE WORK

NATIVE LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

THE PURPOSE OF THIS PLAN IS TO ESTABLISH NATIVE PLANT COMMUNITIES WITHIN NATURALIZED STORMWATER MANAGEMENT FACILITIES . THE AREAS TO BE PLANTED CONSISTS OF ONE (1) BASIN AS DESCRIBED ON THE LANDSCAPE PLAN.

1.2 QUALITY ASSURANCE

A. WORK SHALL CONFORM TO STATE OF ILLINOIS HORTICULTURAL STANDARDS AND LOCAL MUNICIPAL REQUIREMENTS.

B. QUALITY CONTROL PROCEDURES:

1. SHIP LANDSCAPE MATERIALS WITH CERTIFICATES OF INSPECTION AS REQUIRED BY GOVERNMENTAL AUTHORITIES. COMPLY WITH GOVERNING REGULATIONS APPLICABLE TO LANDSCAPE MATERIALS.
2. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT TO LANDSCAPE ARCHITECT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
3. ANALYSIS AND STANDARDS: PACKAGE STANDARD PRODUCTS WITH MANUFACTURERS CERTIFIED ANALYSIS.

1.3 SUBMITTALS

A. PLANTING SCHEDULE

SUBMIT THREE (3) COPIES OF THE PROPOSED PLANTING SCHEDULE SHOWING DATES FOR EACH TYPE OF PLANTING

B. MAINTENANCE INSTRUCTION - LANDSCAPE WORK

SUBMIT TWO (2) COPIES OF TYPEWRITTEN INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY THE OWNER FOR THE MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR. SUBMIT PRIOR TO EXPIRATION OF REQUIRED MAINTENANCE PERIODS. INSTRUCTIONS SHALL INCLUDE: WATERING, FERTILIZING, SPRAYING, MULCHING AND PRUNING FOR PLANT MATERIAL AND TRIMMING GROUNDCOVER. INSTRUCTIONS FOR WATERING, FERTILIZING AND MOWING GRASS AREAS SHALL BE PROVIDED TEN (10) DAYS PRIOR TO REQUEST FOR INSPECTION FOR FINAL ACCEPTANCE. LANDSCAPE ARCHITECT SHALL RECEIVE COPIES OF ALL INSTRUCTIONS WHEN ISSUED.

1.4 JOB CONDITIONS

A. EXAMINE AND EVALUATE GRADES, SOILS AND WATER LEVELS. OBSERVE THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED AND NOTIFY LANDSCAPE ARCHITECT OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN AN ACCEPTABLE MANNER.

B. UTILITIES: REVIEW UNDERGROUND UTILITY LOCATION MAPS AND PLANS; NOTIFY LOCAL UTILITY LOCATION SERVICE; DEMONSTRATE AN AWARENESS OF UTILITY LOCATIONS; AND CERTIFY ACCEPTANCE OF LIABILITY FOR THE PROTECTION OF UTILITIES DURING COURSE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR PROPERTY.

C. EXCAVATION: WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS OR OBSTRUCTIONS, NOTIFY LANDSCAPE ARCHITECT BEFORE PLANTING.

1.5 GUARANTEES

A. NATIVE PLANTING AREA PERFORMANCE CRITERIA

1ST FULL GROWING SEASON: 90% OF COVER CROP SHALL BE ESTABLISHED. THERE SHALL BE NO BARE AREAS GREATER THAN TWO (2) SQUARE FEET IN SEEDED AREAS. AT LEAST 25% OF VEGETATION COVERAGE SHALL BE NATIVE, NON-INVASIVE SPECIES. AT LEAST 50% OF THE EMERGENT SPECIES, IF PLANTED AS PLUGS SHALL BE ALIVE AND APPARENT.

2ND FULL GROWING SEASON: ALL AREAS WITH THE EXCEPTION OF EMERGENT ZONES SHALL EXHIBIT FULL VEGETATIVE COVER. AT LEAST 50% OF THE VEGETATION COVERAGE SHALL BE NATIVE, NON-INVASIVE SPECIES.

3RD FULL GROWING SEASON: AT LEAST 75% OF VEGETATION COVERAGE SHALL BE NATIVE, NON-INVASIVE SPECIES. NON-NATIVE SPECIES SHALL CONSTITUTE NO MORE THAN 25% RELATIVE AERIAL COVERAGE OF THE PLANTED AREA. INVASIVE SPECIES FOR THIS PROJECT SHALL INCLUDE THE FOLLOWING: AMBROSIA ARTEMISIIFOLIA & TRIFIDA (COMMON & GIANT RAGWEED), CIRSIUM ARVENSE (CANADA THISTLE), DIPSACUS LACINIATUS (CUT-LEAVED TEASEL), DIPSACUS SYLVESTRIS (COMMON TEASEL), LYTHRUM SALICARIA (PURPLE LOOSESTRIFE), MELILOTUS SP. (SWEET CLOVER), PHALARIS ARUNDINACEA (REED CANARY GRASS), PHRAGMITES AUSTRALIS (GIANT REED), FALLOPIA JAPONICA (JAPANESE KNOTWEED), RHAMNUS CATHARTICA & FRANGULA (COMMON & GLOSSY BUCKTHORN), TYPHA SP. (BROADLEAF, NARROWLEAF, AND HYBRID CATTAIL).

NATIVE LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 NATIVE PLANTING MIXTURES

PROVIDE FRESH, CLEAN, NEW CROP OF THE SPECIES AND PROPORTIONS AS SPECIFIED. NATIVE SEED AND LIVE PLANT MATERIAL SHALL BE OBTAINED FROM A REPUTABLE SUPPLIER (APPROVED BY LANDSCAPE ARCHITECT) THAT HAS COLLECTED FROM SOURCES EAST OF THE MISSISSIPPI RIVER WITHIN THE SAME EPA LEVEL III ECOREGION AS THE PROJECT SITE (CENTRAL CORN BELT PLAINS). ANY MATERIAL SOURCED FROM OUTSIDE THIS ECOREGION MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

FOR EACH SPECIES, THE AMOUNT OF SEED INDICATED ON THE SPECIFICATIONS SHALL MEAN THE TOTAL AMOUNT OF PURE LIVE SEED (PLS) PER ACRE. SEED TAGS AND PLS TESTING INFORMATION SHALL BE PROVIDED TO THE OWNER PRIOR TO SEEDING.

IT IS THE SOLE RESPONSIBILITY OF THE NATIVE LANDSCAPE CONTRACTOR TO PROVIDE APPROVED SEED THAT MEETS INDUSTRY-STANDARD PLS REQUIREMENTS.

A. TEMPORARY COVER CROP:

COVER CROPS SHALL BE INSTALLED IN ALL PLANTING AREAS CONTAINING DRY MESIC, MESIC, AND WET MESIC SOILS TO, STABILIZE SOILS, AND COMBAT WEED PRESSURE DURING THE GERMINATION AND ESTABLISHMENT OF THE NATIVE SEEDING AREA.

FOR SPRING PLANTINGS USE SEED OATS AT THE SPECIFIED RATE BELOW:

BOTANICAL NAME	COMMON NAME	LBS. /AC.
AVENA	SATIVA SEED OATS	40.0 LBS.

FOR FALL OR DORMANT PLANTINGS, USE REGREEN™ AT THE SPECIFIED RATES BELOW:

BOTANICAL NAME	COMMON NAME	LBS. /AC
TRITICUM	AESTIVUM REGREEN	50.0 LBS.

B. FOR PLANTING LIST AND DETAILS SEE SHEET L.2

2.2 PLANTING SOIL MIXTURE

PROVIDE PLANTING SOIL MIXTURE CONSISTING OF CLEAN UNCOMPACTED TOPSOIL (STOCKPILED AT SITE) FOR ALL PLANTING PITS, PERENNIAL, ANNUAL AND GROUNDCOVER AREAS. TOPSOIL SHALL BE CONDITIONED BASED ON ANY RECOMMENDATIONS RESULTING FROM THE SOIL TEST IN 1.3.C.

2.3 EROSION CONTROL

A. EROSION CONTROL BLANKET: NORTH AMERICAN GREEN SC150BN, OR EQUIVALENT APPROVED EQUAL.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

AT LEAST THIRTY (30) DAYS PRIOR TO THE BEGINNING OF WORK IN EACH AREA, SUBMIT A PLANTING SCHEDULE FOR APPROVAL BY THE OWNER.

3.2 PLANTINGS

A. SEEDING NATIVE AREAS

1. THE PERIOD FOR PLANTING PRAIRIE SEED SHALL BE FROM APRIL 1 TO MAY 15 OR NOVEMBER 1 TO JUST BEFORE THE FIRST FROST. SEEDING OUTSIDE OF THESE TIMEFRAMES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. NATIVE SEED PLANTED OUTSIDE OF SPECIFIED TIMEFRAMES MUST HAVE AT LEAST 60 DAYS OF GROWTH PRIOR TO FROST. DORMANT SEEDING IN WINTER IS POSSIBLE IF SOIL CONDITIONS ALLOW.
2. THE GENERAL CONTRACTOR AND NATIVE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK NECESSARY TO ACHIEVE AND MAINTAIN AN ACCEPTABLE SEEDBED PRIOR TO SEEDING. ALL AREAS MUST BE PROPERLY PREPARED BEFORE SEEDING BEGINS. EQUIPMENT HAVING LOW UNIT PRESSURE GROUND CONTACT SHALL BE UTILIZED WITHIN THE PLANTING AREAS.
3. IF PRESENT, COMPACTED SOILS SHALL BE DISKED OR RAKED PRIOR TO SEEDING. REMEDIAL MEASURES FOR THE ACCESS AREA MAY, AT THE DIRECTION OF THE WETLAND CONSULTANT, INVOLVE RIPPING FROM 12 TO 18 INCHES OF THE SOIL HORIZON PRIOR TO DISKING.
4. PRIOR TO SEEDING, PLANTING AREAS SHALL HAVE AT LEAST TWELVE INCHES OF CLEAN UN-COMPACTED TOPSOIL. CLUMPS, CLODS, STONES OVER 2" DIAMETER, ROOTS AND OTHER EXTRANEOUS MATTER SHALL BE REMOVED AND DISPOSED OF LEGALLY OFF-SITE.
5. GRANULAR MYCORRHIZAL INOCULANTS SHALL BE INSTALLED WITH THE SEED MIX AT A RATE OF 40LBS/ ACRE. INOCULANT CAN BE BANDED UNDER SEED, WORKED INTO SEED OR ADDED INTO SPRAY TANKS. NATIVE AREAS SHALL NOT RECEIVE FERTILIZER.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROPER HANDLING AND STORAGE OF THE SEED ACCORDING TO THE BEST SEED HANDLING AND STORAGE PRACTICES, INCLUDING FUNGICIDE TREATMENTS AND STRATIFICATION CONSIDERATIONS. OWNER SHALL MAKE NO COMPENSATION FOR DAMAGE TO THE SEED BECAUSE OF IMPROPER STORAGE, CLEANING, THRESHING, OR SCREENING OPERATIONS.
7. EXCEPT WHERE SITE CONDITIONS PRECLUDE THEIR USE, SEEDING SHALL BE PERFORMED USING A TRUAX DRILL, TRUAX TRILLION SEEDER, OR COMPARABLE EQUIPMENT DESIGNED SPECIFICALLY FOR INSTALLATION OF NATIVE SEED. FOR AREAS WHERE SITE CONDITIONS PRECLUDE THE USE OF SPECIALIZED EQUIPMENT, SEED MAY BE INSTALLED THROUGH HAND BROADCASTING AND FOLLOWED BY LIGHT RAKING. HAND BROADCAST SEED SHALL BE SPREAD AT TWICE THE SPECIFIED RATE. OTHER METHODS OF SEED INSTALLATION MAY BE USED WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
8. PRIOR TO STARTING WORK, ALL SEEDING EQUIPMENT SHALL BE CALIBRATED AND ADJUSTED TO SOW SEEDS AT THE PROPER SEEDING RATE. IN GENERAL, THE OPTIMUM SEEDING DEPTH IS 0.25 INCH BELOW THE SOIL SURFACE. AREAS WHERE THE SEED HAS NOT BEEN INCORPORATED INTO THE SOIL TO THE PROPER DEPTHS WILL NOT BE ACCEPTED, AND NO COMPENSATION FOR MATERIALS OR LABOR FOR THE REJECTED WORK WILL BE MADE BY THE OWNER.
9. SEEDING AND SOIL TRACKING/FIRMING SHALL NOT BE DONE DURING PERIODS OF RAIN, SEVERE DROUGHT, HIGH WINDS, EXCESSIVE MOISTURE, FROZEN GROUND, OR OTHER CONDITIONS THAT PRECLUDE SATISFACTORY RESULTS.
10. EMERGENT AREAS SHALL BE PLANTED, AND SEED ALLOWED TO GERMINATE (IF POSSIBLE), PRIOR TO FLOODING WITH SIGNIFICANT AMOUNTS OF WATER. ANY AREAS OF SIGNIFICANT PERMANENT WATER LOCATED WITHIN THE PLANTING AREA WILL RECEIVE LIVE PLUGS IN LIEU OF SEED.
11. AFTER THE SEEDING OPERATION IS COMPLETED, INSTALL EROSION CONTROL BLANKET PER MANUFACTURER'S SPECIFICATIONS.
12. EMERGENT PLUGS SHALL BE PLANTED IN NATURAL GROUPINGS WITHIN DESIGNED AREAS CONTAINING SATURATED SOILS OR SHALLOW INUNDATION. PLANTS WITHIN GROUPINGS SHALL BE PLANTED AT 2 FOOT CENTERS.
13. EMERGENT PLUGS SHALL NOT BE PLANTED LESS THAN THE SPECIFIED RATE AND SHALL BE PROTECTED WITH GOOSE ENCLOSURES SURROUNDING ALL NATURAL GROUPINGS OF PLUGS.

3.3 INITIAL MAINTENANCE

A. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING, CONTINUING UNTIL FINAL ACCEPTANCE. A MINIMUM OF THIRTY (30) DAYS.

B. MAINTAIN PLANTED AND SEEDED AREAS BY WATERING, ROLLING/REGRADING, REPLANTING AND IMPLEMENTING EROSION CONTROL AS REQUIRED TO ESTABLISH VEGETATION FREE OF ERODED OR BARE AREAS.

14. C. NATIVE PLANTING AREAS ARE TO BE MOWED ONLY ONCE PER SPRING DURING THE INITIAL THREE YEAR ESTABLISHMENT PERIOD.

VILLAGE REQUIRED LANDSCAPE MAINTENENACE

The owner, tenant, and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping required by this ordinance or preserved under the provisions of this ordinance in good condition so as to present a healthy, neat, and orderly appearance. Specifically:

1. All plant growth in landscaped areas shall be controlled by pruning, trimming, or other suitable methods so that plant materials do not interfere with public utilities, restrict pedestrian or vehicular access, or otherwise constitute a traffic hazard.

2. All planted areas shall be maintained in a relatively weed-free condition and clear of undergrowth.

3. All trees, shrubs, ground covers, and other plant materials must be replaced if they die or become unhealthy because of accidents, drainage problems, disease, or other causes.

4. See sheet L3.2 for maintenance and performance requirements of native seeded areas

MAINTENANCE OF NATIVE PLANTINGS

1. MONITORING

1.1. THE OWNER SHALL NOTIFY THE VILLAGE UPON COMPLETION OF PLANTINGS. THE OWNER'S ENVIRONMENTAL SPECIALIST SHALL INSPECT THE PLANTINGS AND PROVIDE THE VILLAGE WITH A COPY OF THE PLANTING LOCATIONS, SPECIES, AND QUANTITIES FOR VERIFICATION.

1.2. THE OWNER'S ENVIRONMENTAL SPECIALIST SHALL INSPECT THE PLANTINGS AT LEAST TWICE PER YEAR DURING THE THREE-YEAR TERM OF THE ESTABLISHMENT AND MAINTENANCE CASH BOND OR LETTER OF CREDIT, TO DETERMINE COMPLIANCE WITH THE MINIMUM ANNUAL PERFORMANCE CRITERIA (SEE 1.5C GUARANTEES). A MONITORING REPORT WILL BE PROVIDED TO THE COUNTY BY JANUARY 31ST FOLLOWING EACH INSPECTION.

2. MAINTENANCE:

2.1. FIRST SEASON - WITH THE EXCEPTION OF THE AREA, NATIVE SEEDING AREAS SHOULD BE MOWED TO A HEIGHT OF 6" TO CONTROL ANNUAL NONNATIVE AND INVASIVE SPECIES EARLY IN THE GROWING SEASON. MOWING, INCLUDING WEED WHIPPING, SHOULD BE CONDUCTED DURING PRIOR TO WEED SEED PRODUCTION. MOWING HEIGHT AND TIMING MAY NEED TO BE ADJUSTED PER TARGET SPECIES. SMALL QUANTITIES OF UNDESIRABLE PLANT SPECIES, SHALL BE CONTROLLED BY HAND PULLING PRIOR TO THE DEVELOPMENT AND MATURITY OF THE PLANT. HAND REMOVAL SHALL INCLUDE THE REMOVAL OF ALL ABOVE-GROUND AND BELOW-GROUND STEMS, ROOTS AND FLOWER MASSES PRIOR TO DEVELOPMENT OF SEEDS. HERBICIDE SHOULD BE APPLIED AS NECESSARY BY A TRAINED AND LICENSED OPERATOR THAT IS COMPETENT IN THE IDENTIFICATION OF NATIVE AND NONNATIVE HERBACEOUS PLANTS. DEBRIS AND LITTER SHALL BE REMOVED FROM THE NATIVE AREAS AND STORM STRUCTURES SHALL BE INSPECTED AND MAINTAINED AS NECESSARY.

2.2. SECOND SEASON - CONTROL OF UNDESIRABLE PLANT SPECIES DURING THE SECOND GROWING SEASON SHALL CONSIST PRIMARILY OF PRECISE HERBICIDE APPLICATION. MOWING AND WEED WHIPPING SHALL BE CONDUCTED AS NEEDED DURING THE EARLY GROWING SEASON AND AS NEEDED TO A HEIGHT OF 6 TO 8 INCHES TO PREVENT ANNUAL WEEDS FROM PRODUCING SEED. DEBRIS AND LITTER SHALL BE REMOVED FROM THE NATIVE AREAS AND STORM STRUCTURES SHALL BE INSPECTED AND MAINTAINED AS NECESSARY.

2.3. THIRD SEASON - SEASONAL MOWING AND HERBICIDE WILL CONTINUE AS ABOVE BUT SHOULD BE REDUCED OVER TIME. DEBRIS AND LITTER SHALL BE REMOVED FROM THE NATIVE AREAS AND STORM STRUCTURES SHALL BE INSPECTED AND MAINTAINED AS NECESSARY. AT THE COMPLETION OF THE THIRD GROWING SEASON (DEPENDENT ON FUEL AVAILABILITY; DOMINANCE OF GRAMINOID SPECIES; AND FAVORABLE WEATHER CONDITIONS), FIRE MAY BE INTRODUCED TO THE PLANTED AREAS AS A MANAGEMENT TOOL.

2.3.1. STATE AND LOCAL PERMITS SHALL BE REQUIRED PRIOR TO CONTROLLED BURNING. BURNING SHALL BE CONDUCTED BY TRAINED PROFESSIONALS EXPERIENCED IN MANAGING SMOKE IN URBAN ENVIRONMENTS. PRIOR TO A CONTROLLED BURN, SURROUNDING PROPERTY OWNERS AS WELL AS LOCAL FIRE AND POLICE DEPARTMENTS SHALL BE NOTIFIED. A BURN PLAN DETAILING PREFERRED WIND DIRECTION AND SPEED, LOCATION OF FIRE BREAKS, AND NECESSARY PERSONNEL AND EQUIPMENT SHALL BE PREPARED AND UTILIZED IN PLANNING AND BURN IMPLEMENTATION.

2.3.2. THE INITIAL BURN SHALL BE DEPENDENT ON FUEL AVAILABILITY WHICH IS DIRECTLY RELATED TO THE QUANTITY AND QUALITY OF GRASSES CONTAINED WITHIN THE PLANT MATRIX. TIMING OF THE BURN SHALL BE DETERMINED BASED ON RESULTS OF THE ANNUAL MONITORING INDICATING SPECIES COMPOSITION OF THE MANAGEMENT AREA AND OTHER ANALYSIS OF MANAGEMENT GOALS. GENERALLY, BURNS SHALL BE SCHEDULED FROM SPRING TO FALL ON A ROTATIONAL BASIS. BURN FREQUENCY SHALL ALSO BE DEPENDENT ON THE SPECIES COMPOSITION WITHIN THE MANAGEMENT AREA. GENERALLY, A NEW PRAIRIE RESTORATION AREA SHALL BE BURNED ANNUALLY FOR TWO YEARS AFTER THE SECOND OR THIRD GROWING SEASON AFTER PLANTING AND THEN EVERY 2-3 YEARS THEREAFTER, BURNING 50-75% OF THE AREA.

3. LONG TERM WETLAND AND PRAIRIE MANAGEMENT/MAINTENANCE

3.1. A FINAL COMPLIANCE REPORT AND LONG-TERM OPERATION AND MAINTENANCE PLAN SHALL BE SUBMITTED BY THE DEVELOPER/OWNER'S ENVIRONMENTAL SPECIALIST NO LESS THAN 60 DAYS PRIOR TO THE EXPIRATION OF ANY LANDSCAPE CASH BOND OR LETTER OF CREDIT POSTED FOR THE NATIVE AREAS. FINAL ACCEPTANCE AND RELEASE SHALL BE DETERMINED BY THE VILLAGE UPON INSPECTION OF THE SITE TO VERIFY COMPLIANCE.

3.2. THE LONG -TERM OPERATION AND MAINTENANCE PLAN SHALL BE WRITTEN TO INCLUDE GUIDELINES AND SCHEDULES FOR BURNING, MOWING, APPLICATION OF HERBICIDE, DEBRIS/LITTER REMOVAL AND INSPECTION SCHEDULE FOR STORM STRUCTURES AND SEDIMENT REMOVAL.

4. CLEAN UP AND PROTECTION

4.1. DURING LANDSCAPE WORK, STORE MATERIALS AND EQUIPMENT WHERE DIRECTED. KEEP PAVEMENTS CLEAN AND WORK AREAS AND ADJOINING AREAS IN AN ORDERLY CONDITION.

4.2. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER TRADES AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED BY LANDSCAPE ARCHITECT.

5. INSPECTION AND ACCEPTANCE

5.1. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT SEEDS, PLANTS, TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR NAME, VARIETY, SIZE, QUANTITY, QUALITY AND MIX PROPORTION.

5.2. SUPPLY WRITTEN AFFIDAVIT CERTIFYING COMPOSITION OF SEED MIXTURES AND INTEGRITY OF PLANT MATERIALS WITH RESPECT TO SPECIES, VARIETY AND SOURCE.

5.3. NOTIFY THE LANDSCAPE ARCHITECT WITHIN FIVE (5) DAYS AFTER COMPLETING INITIAL AND/OR SUPPLEMENTAL PLANTINGS IN EACH AREA.

5.4. WHEN THE LANDSCAPE WORK IS COMPLETED, INCLUDING MAINTENANCE, THE LANDSCAPE ARCHITECT WILL, UPON REQUEST, MAKE A FINAL INSPECTION TO DETERMINE ACCEPTABILITY. AFTER FINAL ACCEPTANCE, THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE.

6. INVASIVE WOODY VEGETATION REMOVAL

6.1. THIS SECTION INCLUDES THE SELECTIVE CUTTING AND DISPOSAL OF WOODY BRUSH PRIMARILY TARGETING NON-NATIVE SHRUBS.

6.2. WORK SHALL BE SUPERVISED BY A CERTIFIED ARBORIST WHO IS COMPETENT AT THE IDENTIFICATION OF PLANT MATERIALS TO BE REMOVED AND NATIVE SPECIES TO BE PRESERVED.

6.3. HERBICIDE TO BE USED FOR BASAL APPLICATIONS OF CUT STUMPS SHALL BE TRICLOPYR: 3,5,6-TRICHLORO-2-PYRIDINYLOXYACETIC ACID, BUTOEXYETHYL ESTER, TRADE NAME GARLON 4 OR EQUIVALENT.

6.4. CONTRACTOR WILL CUT ALL WOODY SPECIES TO BE REMOVED WITH HAND TOOLS INCLUDING BUT NOT LIMITED TO GAS POWERED CHAINSAWS, GAS POWERED CLEARING SAWS, BOW SAWS, AND LOPPERS.

6.5. ALL STUMPS SHALL BE CUT FLAT WITH NO SHARP POINTS, AND TO WITHIN TWO INCHES OF SURROUNDING GRADE. STUMPS SHALL BE PAINTED WITH GARLON 4, OR EQUIVALENT, IMMEDIATELY AFTER CUTTING.

6.6. A SUPPLY OF CHEMICAL ABSORBENT SHALL BE KEPT ON-SITE. SPILLS SHALL BE PROPERLY CLEANED UP AND REPORTED IMMEDIATELY TO THE OWNER.

6.7. THE CONTRACTOR SHALL MAINTAIN COPIES AT THE PROJECT SITE OF ALL CURRENT PESTICIDE APPLICATOR'S LICENSES, HERBICIDE LABELS, AND MSDS'S (MATERIAL SAFETY DATA SHEETS) FOR ALL CHEMICALS UTILIZED DURING COMPLETION OF WORK.

6.8. REMOVAL OF UNDESIRABLE WOODY SPECIES SHALL PREFERENTIALLY OCCUR WHEN GROUND IS FROZEN.

6.9. CUT BRUSH PILES SHALL NOT EXCEED EIGHT (8) FEET IN HEIGHT BY TWELVE (12) FEET IN DIAMETER. PILES SHALL BE SPACED AS NECESSARY TO MINIMIZE DRAGGING CUT MATERIAL. PILES MUST BE LOCATED IN OPEN AREAS WITHOUT CANOPY BRANCHES OF PRESERVED TREES EXTENDING OVER THE PILES. PILES SHALL BE BURNED WHILE TAKING PREVAILING WINDS INTO ACCOUNT. ASH FROM BURN PILES SHALL BE DISPERSED ACROSS THE SITE AT A DEPTH NOT TO EXCEED ½ INCH. * NOTE: IF CUT BRUSH IS TO BE REMOVED FROM THE SITE RATHER THAN BURNED, NO RESTRICTION OF BRUSH PILE SIZE IS APPLICABLE.

6.10. SPECIES DESIGNATED FOR REMOVAL:

SCIENTIFIC NAME COMMON NAME DISPOSITION
RHAMNUS SPP. BUCKTHORN SPECIES REMOVE ALL

6.11. REPAIR: REPAIR ANY DAMAGES CAUSED BY CONTRACTOR DURING COMPLETION OF THE WORK. SAID DAMAGES MAY INCLUDE BUT ARE NOT LIMITED TO TIRE RUTS IN THE GROUND, DAMAGE TO LAWN AREAS, DAMAGE TO TRAILS, ETC. IN THE EVENT ANY VEGETATION TO BE PRESERVED IS DAMAGED, NOTIFY THE OWNER WITHIN 24 HOURS. THE CONTRACTOR WILL BE LIABLE FOR REMEDYING DAMAGES TO PLANT MATERIALS TO THE SATISFACTION OF THE OWNER

LG Workshop, LLC
Landscape Architecture
Master Planning
Site Planning
3955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

4

PROJECT NAME

STATE EXPRESS

10800 IL-83, Lemont, IL 60439

DRAWING ISSUED

NO.	TITLE	DATE
1.	Rev's per Comments	01/31/2024
2.	Rev's per Comments	05/01/2024
3.	Rev's per Comments	08/12/2024
4.	Rev's per Comments	09/11/2024

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2308042

DATE
08-28-2023
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
NATIVE PLANTINGS SPECIFICATIONS & NOTES

SHEET NUMBER
L3.2

EXHIBIT C

Final Engineering Plans

PROPOSED IMPROVEMENTS FOR

STATE EXPRESS INC - LEMONT

NORTHWEST CORNER OF IL ROUTE 83 AND MAIN STREET, LEMONT, IL

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER SHEET	C0.0
2	GENERAL NOTES & SPECS	C0.1
3	MWRD GENERAL NOTES	C0.2
4	EXISTING CONDITIONS & DEMO - NORTH	C1.0
5	EXISTING CONDITIONS & DEMO - SOUTH	C1.1
6	OVERALL SITE PLAN	C2.0
7	SITE PLAN - NORTH	C2.1
8	SITE PLAN - SOUTH	C2.2
9	GRADING & DRAINAGE PLAN - NORTH	C3.0
10	GRADING & DRAINAGE PLAN - SOUTH	C3.1
11	SESC PLAN - NORTH	C4.0
12	SESC PLAN - SOUTH	C4.1
13	SESC DETAILS	C4.2
14	STORM SEWER PLAN - NORTH	C5.0
15	STORM SEWER PLAN - SOUTH	C5.1
16	CONSTRUCTION DETAILS	C6.0
17	CONSTRUCTION DETAILS	C6.1
18	EXHIBIT R	EX-R
19	EXISTING DRAINAGE CONDITIONS	EX-1
20	PROPOSED DRAINAGE CONDITIONS	PR-1

SITE BENCHMARKS

NGS MONUMENT
PID - DK3181
3.5 INCH (9 CM) BRASS DISK ON THE TOP OF A HEADWALL LOCATED 624 FT (190.2 M) EAST OF THE CENTERLINE OF THE ENTRANCE FOR K-FIVE, 437 FT (133.2 M) WEST OF THE ENTRANCE FOR MALEY ROAD INDUSTRIAL PARK, AND 21.9 FT (6.7 M) NORTH OF THE CENTERLINE OF MAIN STREET.
ELEV.= 606.87 (NAVD 88)

SITE BENCHMARK #1
NORTHWEST BOLT ON THE FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF SURVEYED PROPERTY, +/- 10' NORTH OF MAIN STREET AND 20' SOUTHEAST OF THE POWER POLE.
ELEV.= 625.70

SITE BENCHMARK #2
CUT SQUARE ON THE SOUTH FACE OF LIGHT POLE BASE SOUTH OF MENO BUILDING, +/-65' SOUTH OF THE MOST SOUTHERLY CORNER OF SAID BUILDING.
ELEV.= 598.24

CONTACT THE VILLAGE OF LEMONT PUBLIC WORKS DEPARTMENT **2 DAYS** PRIOR TO STARTING WORK.

P (630) 257-2532

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

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

811 Know what's below. Call before you dig

JULIE

SITE LOCATION MAP



SECTION 14 TOWNSHIP 37N, RANGE 11E

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC ARE, OR DRAINS APPOROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES.

NAME: RICHARD KATZ, P.E. SIGNATURE:

CONTACTS		
OWNER	ENGINEER	MUNICIPALITY
STATE EXPRESS, INC.	CAGE ENGINEERING, INC	VILLAGE OF LEMONT
10800 IL-83, LEMONT, IL 60439	2200 CABOT DRIVE SUITE 325 LISLE, IL	418 MAIN STREET LEMONT, IL
DAVID APANAVICIUS	RICK KATZ, P.E.	JAMIE TATE
(708) 889-7725	(630) 598-0007	(630) 257-1550

EXISTING LEGEND	PROPOSED LEGEND
EXISTING TREE	CURB & GUTTER
CURB & GUTTER	REVERSE PITCH CURB & GUTTER
EXISTING BUILDING	DEPRESSED CURB & GUTTER
PCC SIDEWALK	PROPOSED BUILDING
GAS SERVICE	PCC SIDEWALK
ELECTRIC SERVICE	STANDARD DUTY PAVEMENT
STORM SEWER	HEAVY DUTY PAVEMENT
SANITARY SEWER	GAS SERVICE
WATER MAIN	ELECTRIC SERVICE
CABLE LINE	STORM SEWER
OVERHEAD UTILITY LINE	SANITARY SEWER
COMMUNICATION LINE	WATER MAIN
FIBER OPTIC LINE	FENCE
FENCE	BOLLARD
STORM STRUCTURE	STORM STRUCTURE
SANITARY MANHOLE	DOWNSPOUT CONNECTION
CLEANOUT	SANITARY MANHOLE
WATER METER	CLEANOUT
VALVE VAULT	WATER METER
VALVE BOX	VALVE VAULT
HYDRANT	VALVE BOX
GAS METER	HYDRANT
ELECTRIC METER	GAS METER
PARKING LOT LIGHT	ELECTRIC METER
UTILITY POLE	PARKING LOT LIGHT
GUY WIRE	FLOW ARROW
TRANSFORMER	OVERLAND FLOOD ROUTE
FIBER OPTIC BOX	TOP OF SIDEWALK GRADE
FIBER OPTIC PEDESTAL	TOP OF CURB GRADE
CABLE PEDESTAL	PAVEMENT GRADE
PHONE PEDESTAL	GROUND GRADE
ELECTRIC PEDESTAL	MAJOR CONTOUR
MAJOR CONTOUR	MINOR CONTOUR
MINOR CONTOUR	
WETLAND BUFFER	
WETLAND BOUNDARY	

2200 CABOT DRIVE
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CAGE CIVIL ENGINEERING

LICENSED PROFESSIONAL ENGINEER
RICHARD KATZ
062-070176
STATE OF ILLINOIS

REVISIONS

1 05/10/2024 - REVISED PER VILLAGE & MWRD COMMENTS
2 06/12/2024 - REVISED PER VILLAGE COMMENTS
3 06/24/2024 - REVISED PER VILLAGE COMMENTS

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ITEMS AND CONFIGURATIONS SHOWN ON THESE DRAWINGS ARE NOT TO BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CAGE ENGINEERING, INC.

PROPOSED IMPROVEMENT PLANS FOR
STATE EXPRESS INC.
NORTHWEST CORNER OF IL ROUTE 83 AND MAIN STREET
LEMONT, IL

PROJ NO: 210231
ENG: EDR
DATE: 05/21/2024

SHEET TITLE
COVER SHEET

SHEET NUMBER
C0.0
1 OF 20

GENERAL REQUIREMENTS:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (HEREIN AFTER REFERRED TO AS STANDARD SPECIFICATIONS) ADOPTED JANUARY 1, 2022 AND SUPPLEMENTAL SPECIFICATIONS, WITHIN THE STANDARD SPECIFICATIONS, ARTICLES 105.01, 105.09, 105.10, 105.11, 105.12, 105.13 AND SECTION 109 SHALL NOT BE INCORPORATED INTO THIS CONTRACT. ADDITIONALLY, ALL WORK SHALL BE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL DEVICES, FLAGGERS HANDBOOK, AND WORK SITE PROTECTION MANUAL FOR DAYLIGHT MAINTENANCE OPERATIONS, AND THE VILLAGE OF LEMONT CODE OF ORDINANCES AND STANDARDS.
2. SCOPE OF WORK: THE PROPOSED IMPROVEMENTS CONSIST OF SUPPLYING ALL THE NECESSARY LABOR, MATERIAL AND EQUIPMENT TO SATISFACTORILY CONSTRUCT AND INSTALL ALL IMPROVEMENTS ACCORDING TO THE PLANS DESIGNATED HEREIN.
3. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES/UTILITIES DURING CONSTRUCTION OPERATIONS AS OUTLINED IN ARTICLE 107.30 OF THE STANDARD SPECIFICATIONS AND CONTACT THE OWNER. ANY DAMAGE TO ANY UTILITIES SHALL BE PROMPTLY REPORTED TO THE OWNER. REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND BASED ON THE ACTUAL LOCATION OF SURFACE STRUCTURES AND PLANS PROVIDED BY THE OWNER. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.
4. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS, TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.
5. CONTRACTOR SHALL CONTINUOUSLY COMPARE ALL LINES, GRADES, AND OTHER INFORMATION APPEARING ON THE PLANS WITH THE ACTUAL LINES, GRADES, AND SITE CONDITIONS. ANY DISCREPANCIES THAT MAY AFFECT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER IN WRITING FOR DISPOSITION BEFORE CONTRACTOR PROCEEDS WITH THE WORK. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR THE WORK COMPLETED PRIOR TO THE REPORT TO THE OWNER AND ENGINEER, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTION OF THE WORK PRIOR TO THE REPORT TO THE OWNER AND ENGINEER.
6. CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
7. PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY / STATE TRAFFIC ENGINEER. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC AND HIS WORKERS. THE SIGNING AND BARRICADING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE CITY / STATE TRAFFIC ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, AND CONSTRUCTION ADJACENT TO PAVEMENT SHALL BE IDENTIFIED, SIGNED, AND BARRICADES ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF SECTION 701 OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
8. CONTRACTOR SHALL REMOVE EARTHEN MATERIALS, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, UNLESS NOTED. THIS WILL INCLUDE BUT NOT BE LIMITED TO MUNICIPAL BUILDING PERMIT. THE OWNER WILL SECURE THE N.P.D.E.S. PERMIT. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
10. WHEN CONCRETE IS PLACED ABUTTING STRUCTURES, FOUNDATIONS OR EXISTING SIDEWALKS, A BOND BREAKER CONSISTING OF 1" P.J.F. AND ELASTOMERIC JOINT SEALANT SHALL BE USED FULL DEPTH UNLESS OTHERWISE NOTED.
11. MAXIMUM CONTRACTION JOINT SPACING ON CONCRETE CURB AND GUTTER OR CONCRETE GUTTER SHALL NOT EXCEED 25'.
12. SIDEWALK RAMPS FOR ADA SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN. DETECTABLE WARNINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
13. HOT-MIX ASPHALT PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH SECTION 442 OF THE STANDARD SPECIFICATIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS, FOR UTILITIES AND DETENTION AREAS, TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.
15. CONSTRUCTION STAKING, LAYOUT, AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS PROVIDED IN THE PLANS. CONTRACTOR SHALL VERIFY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS REQUIRED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL A MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
18. REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION AND WORKSMANSHIP TO ENSURE COMPLIANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR. UPON DUE CAUSE, WHICH SHALL INCLUDE WEATHER CONDITIONS, WORKMANSHIP OR NON-ADHEREANCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION.
19. WHERE SECTION, SUB-SECTION, SUBDIVISION, OR PROPERTY MONUMENTS ARE ENCOUNTERED, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKERS UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS WITNESSED OR REFERENCED THEIR LOCATION.
20. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
21. ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
22. ALL AGGREGATE BASE AREAS TO BE PAVED (PAVEMENT, SIDEWALK, CURB, OR STRUCTURES) SHALL BE PROOF-ROLLED WITH SEVERAL PASSES OF A FULLY LOADED DUMP TRUCK. CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER 24 HOURS PRIOR TO PROOF ROLL AND SHALL MAKE ALL CORRECTIONS TO PROVIDE A SATISFACTORY SUBGRADE.
23. ANY UNCONTROLLED CRACKING THAT OCCURS IN CONCRETE PAVEMENT, SIDEWALK, CURB, OR CURB AND GUTTER PRIOR TO FINAL ACCEPTANCE IS REQUIRED BY THE VILLAGE OF LEMONT TO BE REMOVED AND REPLACED.
24. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY WORK IN AND AROUND UTILITY-OWNED INFRASTRUCTURE AND MAKE THEM AWARE OF WORK TO BE PERFORMED.
25. ALL SIDEWALKS SHALL BE 5" IN THICKNESS AND CONSTRUCTED TO THE WIDTH SHOWN ON THE PLANS. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MIN. CROSS SLOPE OF 1% AND A MAX. CROSS SLOPE OF 2%. SIDEWALK THICKNESS SHALL BE INCREASED TO A MINIMUM 6" AT DRIVEWAYS OR AS REQUIRED BY THE MUNICIPALITY.
26. ANY SIDEWALKS, FENCES, AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
27. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.
28. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK EFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.

EXISTING TOPOGRAPHY:

1. ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE DERIVED FROM EXISTING UTILITY MARKINGS, OLD SITE PLANS, UTILITY COMPANY MAPS, PRIVATE LOCATOR AND OBSERVED EVIDENCE.
2. ALL PIPE SIZES REFERENCED HEREON ARE SHOWN ACCORDING TO UTILITY COMPANY MAPS, OLD SITE PLANS AND OBSERVED EVIDENCE. ALL PIPE SIZES AND INVERTS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
3. PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CALL THE TOLL FREE J.U.L.I.E. TELEPHONE NUMBER 1-800-892-0123. ALLOW 48 HOURS FOR LOCATIONS OTHER THAN EMERGENCY ASSISTANCE.

SITE DEMOLITION:

1. EXISTING UTILITIES TO REMAIN, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPAIRED AND/OR REPLACED WITHOUT ADDITIONAL COMPENSATION. CONFLICTS WITH PROPOSED CONSTRUCTION AND UTILITIES TO REMAIN ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER FOR COORDINATION WITH THE OWNER'S REPRESENTATIVE, ENGINEER, AND UTILITY COMPANY.
2. NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN PUBLIC RIGHT-OF-WAY UNTIL ALL PERMITS ARE SECURED.
3. ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT FULL DEPTH.
4. CONTRACTOR SHALL EMPLOY ALL MEASURES NECESSARY DURING DEMOLITION TO CONTROL EROSION AND INSURE THAT SEDIMENT DOES NOT LEAVE THE SITE. TRACKING OF DIRT ONTO PUBLIC STREETS AND EXISTING PARKING LOT SHALL BE CLEANED IMMEDIATELY, AND ALL SEDIMENT AND EROSION CONTROL ITEMS SHALL BE INSTALLED PRIOR TO CLEARING AND DEMOLITION WORK.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. ITEMS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED UNLESS INDICATED OTHERWISE.
7. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND STORED IN A LOCATION DESIGNATED BY THE OWNER.
8. ALL TREE AND BRUSH INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ROOT BALLS.
9. UNLESS OTHERWISE IDENTIFIED AND/OR NOTED ON THE DEMOLITION PLAN, CONTRACTOR SHALL FULLY DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF ALL EXISTING BUILDINGS, IMPROVEMENTS, AND RELATED APPURTENANCES AT THIS SITE AND PROPERTY. CONTRACTOR SHALL ALSO DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF EXISTING IMPROVEMENTS AND CONSTRUCTIONS IN THE PUBLIC RIGHT-OF-WAY NECESSARY TO ACCOMPLISH THE NEW PROJECT WORK DESCRIBED ELSEWHERE IN THESE BIDDING AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS AND APPROVALS FOR SUCH DEMOLITION WORK (BOTH INSIDE THE PROPERTY LINE AND IN THE PUBLIC RIGHT-OF-WAY) PRIOR TO COMMENCING ANY DEMOLITION OPERATIONS.
10. CONTRACTOR SHALL FULLY PROTECT ALL SURROUNDING PROPERTIES FROM ANY AND ALL DAMAGE DURING DEMOLITION OPERATIONS; AND SHALL BE FULLY RESPONSIBLE FOR REPAIRING (TO A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT) ANY AND ALL DAMAGE THAT DOES OCCUR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROLS AND RELATED APPURTENANCES THAT ARE REQUIRED BY ANY APPLICABLE CODES AND ORDINANCES, DURING ALL DEMOLITION OPERATIONS.
12. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THE PROJECT SITE AND ITS SURROUNDINGS DURING DEMOLITION OPERATIONS.
13. ALL DEMOLISHED EXISTING MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE DISPOSED OF IN A LAWFUL MANNER, AND WRITTEN RECORDS OF THE FINAL DESTINATION FOR THESE MATERIALS, SYSTEMS, AND CONSTRUCTIONS (INCLUDING ANY IDENTIFIED HAZARDOUS ITEMS) SHALL BE PROVIDED TO THE OWNER AND ENGINEER. ADDITIONALLY, SOME EXISTING MATERIALS AND SYSTEMS MAY NEED TO BE RECYCLED AND/OR OTHERWISE SALVAGED IN ORDER TO MEET THE SUSTAINABILITY AND LEED REQUIREMENTS OF THIS PROJECT. SEE OTHER PORTIONS OF THESE BIDDING AND CONSTRUCTION DOCUMENTS FOR SUCH REQUIREMENTS.
14. EXISTING SITE SHALL BE CLEANED ON A DAILY BASIS THROUGHOUT THE DURATION OF DEMOLITIONS OPERATIONS; AND NO DEBRIS OR PRODUCTS OF DEMOLITION SHALL BE ALLOWED TO ACCUMULATE OUTSIDE THE BOUNDARIES OF THE SITE.
15. CONTRACTOR SHALL FULLY COORDINATE ALL PROJECT DEMOLITION OPERATIONS, INCLUDING THE REMOVAL AND LAWFUL DISPOSAL OF ALL IDENTIFIED HAZARDOUS MATERIALS AND SYSTEMS.
16. CONTRACTOR SHALL SUBMIT A COMPLETE WRITTEN PLAN AND SCHEDULE FOR ALL PROPOSED DEMOLITION WORK TO OWNER AND ARCHITECT FOR REVIEW AND COMMENT, PRIOR TO BEGINNING ANY SUCH OPERATIONS. DURING THE COURSE OF THIS DEMOLITION WORK, IF ANY ARTIFACTS OR OTHER UNUSUAL ITEMS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY, BEFORE PROCEEDING ANY FURTHER. ANY EXPENSES RESULTING FROM THE FAILURE TO PROVIDE SUCH IMMEDIATE NOTIFICATION SHALL BE BORNE BY THE CONTRACTOR.

SITE LAYOUT:

1. JOINTS IN SIDEWALK SHALL BE TOOLED AT 5' MAX. INTERVALS, UNLESS INDICATED OTHERWISE.
2. NORTHING-EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF CURB.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE APPROPRIATE PUBLIC AGENCY. NOTIFICATION SHALL OCCUR A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WITHIN PUBLIC RIGHT-OF-WAY. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. P.C. CONCRETE PAVEMENT AND SIDEWALKS SHALL BE CLASS PV AND CLASS SI, RESPECTIVELY, IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DOOR LOCATIONS.
7. CONTRACTOR SHALL COORDINATE EQUIPMENT PADS WITH EQUIPMENT MANUFACTURERS.

SITE GRADING AND EROSION CONTROL:

1. ALL SUBGRADE EXCAVATION AND COMPACTION SHALL BE COMPLETED IN ACCORDANCE WITH THE **"REPORT OF SOILS EXPLORATION"** PREPARED BY TESTING SERVICE CORPORATION, DATED DECEMBER 2, 2021.
2. ENGINEERED STRUCTURAL FILLS SHALL BE INCLUDED IN OVERALL SITE DEVELOPMENT TO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE FLOOR SLABS ON GRADE AND ADJOINING PAVEMENT AREAS. REFER TO THE GEOTECHNICAL REPORT FOR APPROVED FILL MATERIALS.
3. WHERE FIRM FOUNDATION MATERIAL IS NOT ENCOUNTERED AT THE GRADE ESTABLISHED, DUE TO UNSUITABLE SOIL, ALL SUCH UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED COMPACTED GRANULAR MATERIAL.
4. TOPSOIL SHALL BE STRIPPED IN ALL STRUCTURAL FILL AREAS BEFORE PLACEMENT OF FILL MATERIAL AND SHALL BE STOCKPILED IN AREAS DESIGNATED BY THE OWNER OR PER PLAN.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM EARTHWORK CALCULATIONS BASED ON THE PROVIDED PLANS AND TO LAWFULLY DISPOSE OF AND REMOVE ANY EXCESS MATERIAL FROM THE PROJECT SITE, OR TO PROVIDE ANY NECESSARY FILL MATERIAL THAT MAY BE REQUIRED TO MEET THE FINAL PLAN GRADES. THE DISPOSAL OR PROVIDING OF MATERIAL SHALL BE INCIDENTAL TO THE CONTRACT.
6. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL."
7. THE OWNER/ENGINEER SHALL PROVIDE THE SOIL EROSION AND SEDIMENT CONTROL PLANS INCLUDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN BOOKLET AND ASSOCIATED DOCUMENTS IN ACCORDANCE WITH THE "GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES," AND A COPY SHALL BE KEPT ONSITE AT ALL TIMES.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION, ALL INSPECTIONS, AND MAINTENANCE OF ALL EROSION CONTROL FACILITIES REQUIRED BY THE GENERAL NPDES PERMIT UNTIL FINAL STABILIZATION OF ALL AREAS DISTURBED BY CONSTRUCTION OCCURS. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
9. ALL DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE, OR REDISTRIBUTION, CONSISTENT WITH THE FOLLOWING CRITERIA:
   A. APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION MEASURES SHALL INCLUDE SEEDING, MULCHING, SODDING AND/OR NON-VEGETATIVE MEASURES.
   B. AREAS HAVING SLOPES GREATER THAN 12% SHALL BE STABILIZED WITH SOD, MAT OR BLANKET IN COMBINATION WITH SEEDING, OR EQUIVALENT.
10. ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE THE MINIMUM MEASURES REQUIRED. UNFORESEEN CHANGES IN SCOPE, SCHEDULE OR CONSTRUCTION METHODS MAY RESULT IN CHANGES OR ADDITIONS TO THIS PLAN AND THE SWPPP. ANY CHANGES OR ADDITIONS NECESSARY TO MAINTAIN COMPLIANCE WITH THE NPDES PERMIT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
11. SHOULD PROJECT SCHEDULING PROHIBIT THE ABILITY TO SEED DISTURBED EARTH UPON COMPLETION OF GRADING, CONTRACTOR SHALL EMPLOY ALTERNATE SOURCE CONTROLS IN ADDITION TO THOSE ON THIS PLAN, INCIDENTAL TO THE CONTRACT.
12. DUST CONTROL MUST BE PROVIDED AS NEEDED, BY WATERING OR OTHER MEANS.
13. ALL AREAS WITH THE EXCEPTION OF PAVEMENT SHALL BE FINISHED IN ACCORDANCE WITH THE LANDSCAPE PLANS INCLUDED IN THE PLAN SET.
14. CONTRACTOR SHALL INSTALL INLET FILTER PROTECTION BASKETS INSIDE ALL EXISTING AND PROPOSED MANHOLES AND INLET FRAMES.
15. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A CONCRETE WASHOUT AREA FOR RINSING CONCRETE TRUCKS.
16. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A TEMPORARY CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION TRAFFIC PER PLAN.
17. CONTRACTOR SHALL PROVIDE AND USE A WHEEL WASH SYSTEM TO ENSURE THAT ALL CONSTRUCTION TRAFFIC ENTERING AND EXITING THE SITE MAINTAIN CLEAN TIRES. ANY SEDIMENT TRACKED ONTO ADJACENT ROADWAYS OR PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR BY THE END OF THE SAME WORK DAY.
18. ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS SPECIFIED OTHERWISE.
19. ALL SLOPES GREATER THAN OR EQUAL TO 5:1 SHALL BE STABILIZED WITH NAG S75BN OR EQUIVALENT.
20. CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" TOPSOIL IN ALL ISLANDS, LANDSCAPE AREAS, AND OPEN SPACES.

SITE UTILITIES:

1. THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
   A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
   B. ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"
   C. VILLAGE OF LEMONT OFFICE OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
2. ALL UTILITY TRENCHES UNDER OR WITHIN 2' OF EXISTING OR PROPOSED PAVEMENT OR BUILDING SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH IDOT SPECIFICATIONS. CONTROLLED LOW-STRENGTH MATERIAL (CLSM) SHALL BE USED TO BACKFILL TRENCHES WITHIN PUBLIC RIGHT OF WAY. THE CLSM SHALL EXTEND 2 FT PAST THE PROPOSED PAVEMENT, CURB, OR SIDEWALK.
3. OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE, FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE, PROPERTY OR THE WORK.
4. CONTRACTOR SHALL AT ALL TIMES DURING CONSTRUCTION PROVIDE AND MAINTAIN SUFFICIENT MEANS AND DEVICES TO REMOVE AND PROPERLY DISPOSE OF ALL WATER ENTERING THE EXCAVATIONS. WATER SHALL BE FILTERED AND DISCHARGED IN ACCORDANCE WITH THE NPDES REQUIREMENTS.
5. ALL PIPE SHALL BE INSTALLED ON A BEDDING OF APPROVED, COMPACTED GRANULAR MATERIAL UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE BEDDING MATERIAL SHALL BE INSTALLED PER STANDARD SPECIFICATIONS AND PROVIDED PLAN DETAILS.
6. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND SEWERS. IF SEPARATION IS NOT POSSIBLE, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
7. WATER MAINS SHALL CROSS ABOVE SEWERS WITH A MINIMUM VERTICAL SEPARATION OF 18 INCHES WHILE STILL MAINTAINING THE REQUIRED DEPTH OF COVER. IF PROPER SEPARATION IS NOT POSSIBLE, OR IF THE WATER MAIN MUST BE ROUTED UNDER THE SEWER, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
8. ALL SANITARY SEWERS SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, AND/OR EXFILTRATION OF WATER AS PER STANDARD SPECIFICATIONS. ALL SANITARY FORCE MAIN SEWER PIPES SHALL MEET HYDROSTATIC PRESSURE TEST REQUIREMENTS. ALL SANITARY SEWERS SHALL BE DEFLECTION TESTED NO SOONER THAN 30 DAYS AFTER INSTALLATION. ALL MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS BY EITHER ASTM C 969 OR ASTM C 1244.
9. STORM SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
   A. REINFORCED CONCRETE PIPE (RCP) (12" DIA. OR LARGER), MINIMUM CLASS IV, WALL B, ASTM C76
      a. GASKETS - ASTM C443
      b. FITTINGS - ASTM C443
   B. SMOOTH INTERIOR WALLED HIGH DENSITY POLYETHYLENE PIPE (HDPE), ASTM D3212, N-12 WT
      a. WATER TIGHT JOINTS
      b. JOINT SHALL BE SEALED SUFFICIENTLY TO PREVENT JETTING OR LEAKING AT THE JOINT
      c. NOT ALLOWED UNDER ROADWAYS OR WITHIN RIGHT OF WAYS
   C. PVC STORM SEWER PIPING, ASTM D2241, SDR 26
      a. BELL-AND-SPIGOT ENDS
      b. FLEXIBLE ELASTOMERIC SEAL JOINTS, ASTM D-3139 PRESSURE JOINT
      c. NOT ALLOWED UNDER ROADWAYS OR WITHIN RIGHT OF WAY
   D. FRAME AND GRATES
      a. CLOSED LID = EJIW NO. 1058 OR NEENAH R-1550 EMBOSSED "STORM" WITH TYPE A HEAVY-DUTY COVER
      b. OPEN LID = NEENAH R-2504
      c. CURB AND GUTTER INLET = EJIW NO. 7210 WITH TYPE M1 GRATE, NEENAH R-3281 A
      d. ROLLED AND CURB GUTTER INLET = EJIW NO. 7525, NEENAH R-3501 P
      e. DEPRESSED CURB AND GUTTER = EJIW NO. 7210 WITH TYPE M3 GRATE
      f. YARD INLET = EJIW NO. 1020 WITH TYPE M2 FLAT GRATE, NEENAH R-4340 B
   E. ALL OPEN ENDED PIPES OR END SECTIONS 12 INCHES OR GREATER IN DIAMETER SHALL BE PROVIDED WITH GRATING
10. SANITARY SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
   A. PIPE AND FITTING MATERIAL - POLYVINYL CHLORIDE (PVC) SDR 26, ASTM D-2321, TYPE PSM
   B. GASKETS - FLEXIBLE ELASTOMERIC, ASTM F 477, ASTM D 3139
   C. JOINTS - ASTM D 3239
   D. BEDDING - MIN. 4" OF CA-11 OR CA-13 BEDDING MATERIAL SHALL BE PLACED UNDER PIPE
   E. FORCEMAIN PIPE SHALL BE IN ACCORDANCE WITH ASTM D1784
11. ALL CLEANOUT RIMS SHALL BE CONSTRUCTED FLUSH WITH THE FINISHED GROUND SURFACE.
12. CONTRACTOR SHALL COORDINATE CONSTRUCTION OF SANITARY SEWER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
13. CONTRACTOR SHALL COORDINATE WATER MAIN, FI

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF VILLAGE OF LEMONT MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED. THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOUXBISTART@MWRD.ORG).
2. THE VILLAGE OF VILLAGE OF LEMONT ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS ___N/A___ FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE 6-INCH TO 15-INCH DIAMETER SDR 26 18-INCH TO 27-INCH DIAMETER F/DY=46	 ASTM D-3034 ASTM F-679	 ASTM D-3212 ASTM D-3212
HIGH DENSITY POLYETHYLENE (HOPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC 4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 48-INCH	 ASTM D-2241 AWWA C900 AWWA C905	 ASTM D-3139 ASTM D-3139 ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICA. SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

10/13/2022

STD. DWG. NO.18

PAGE NO. 19

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CAGE CIVIL ENGINEERING

LICENSED PROFESSIONAL ENGINEER
RICHARD KATZ
062-070176
STATE OF ILLINOIS

REVISIONS

1 08/12/2024 - REVISED PER VILLAGE & MWRD COMMENTS
2 08/12/2024 - REVISED PER VILLAGE COMMENTS
3 08/24/2024 - REVISED PER VILLAGE COMMENTS

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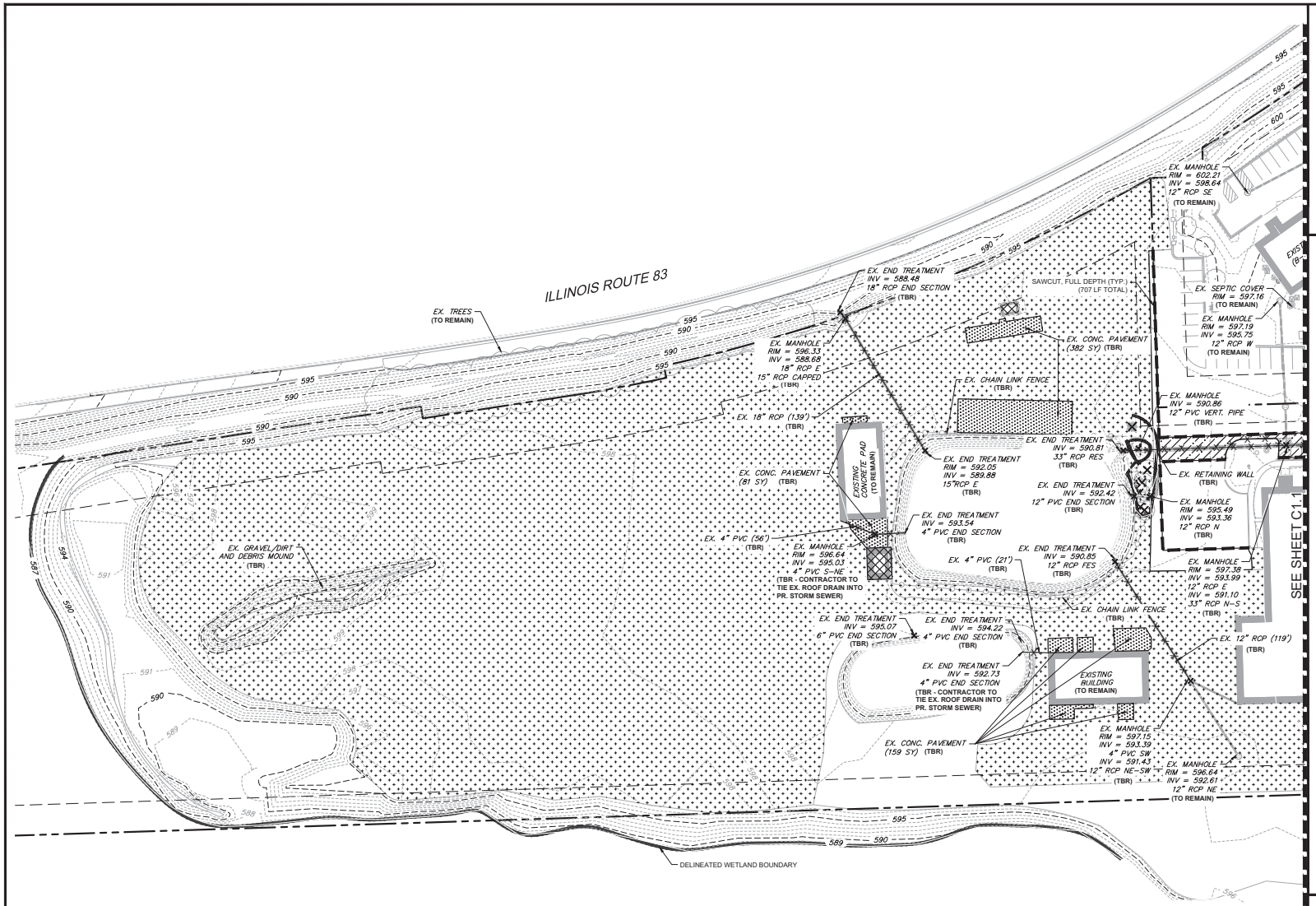
PROPOSED IMPROVEMENT PLANS FOR
STATE EXPRESS INC.
NORTHWEST CORNER OF IL ROUTE 83 AND MAIN STREET
LEMONT, IL

PROJ NO: 210231
ENG: EDR
DATE: 05/21/2024

SHEET TITLE
MWRD GENERAL NOTES

SHEET NUMBER
C0.2



DEMOLITION LEGEND

- BUILDING DEMOLITION
- ASPHALT PAVEMENT REMOVAL, FULL DEPTH
- CONCRETE PAVEMENT / SIDEWALK REMOVAL, FULL DEPTH
- GRAVEL REMOVAL, FULL DEPTH
- SAWCUT PAVEMENT, FULL DEPTH
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL
- TREE/BUSH REMOVAL
- UTILITY STRUCTURE REMOVAL
- (TBR) TO BE REMOVED

NOTE:

1. EXISTING UTILITIES ARE BASED ON SURVEY COMPLETED BY MORRIS ENGINEERING, INC. ON 04/18/2019 AND IDOT HIGHWAY PLANS (PROJECT HSIP-WULH 517) DATED 08/17/2018. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND RELAY ANY DISCREPANCY TO THE ENGINEER.
2. SEDIMENT OR RUNOFF CONTROL MEASURES SHOULD BE INSTALLED PRIOR TO SITE CLEARING AND GRADING AND MAINTAINED TO REMOVE SEDIMENT FROM RUNOFF WATERS FROM LAND UNDERGOING DEVELOPMENT. *SEE SEDIMENT CONTROL PLAN FOR LOCATION OF THESE MEASURES.*

JULIE CALL BEFORE YOU DIG 811

0 40' 80'
1" = 40' (HORIZONTAL)

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PROJ NO: 210231
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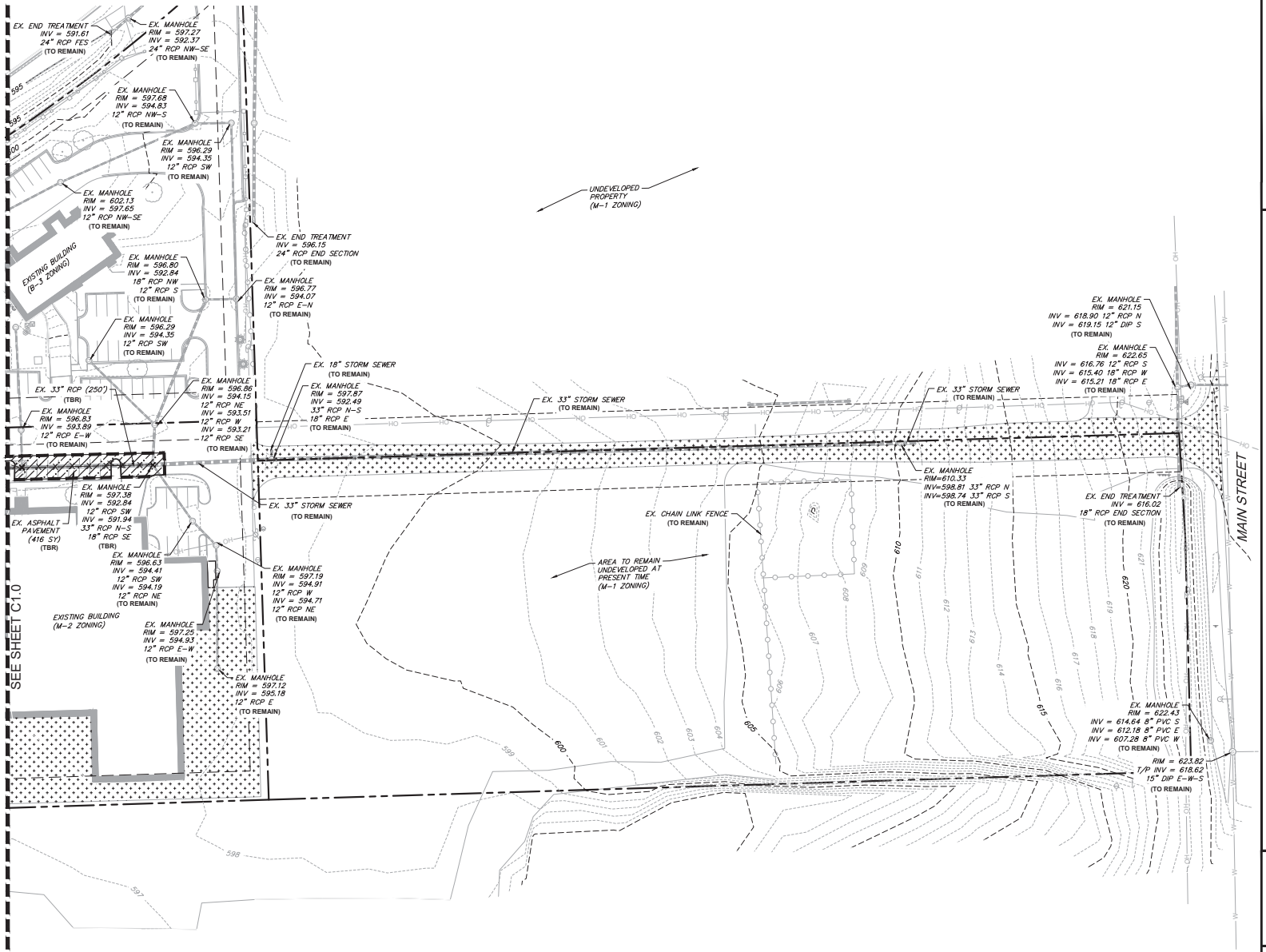
SHEET TITLE
EXISTING CONDITIONS & DEMO - NORTH

SHEET NUMBER
C1.0
4 OF 20



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PROJ NO: 210231
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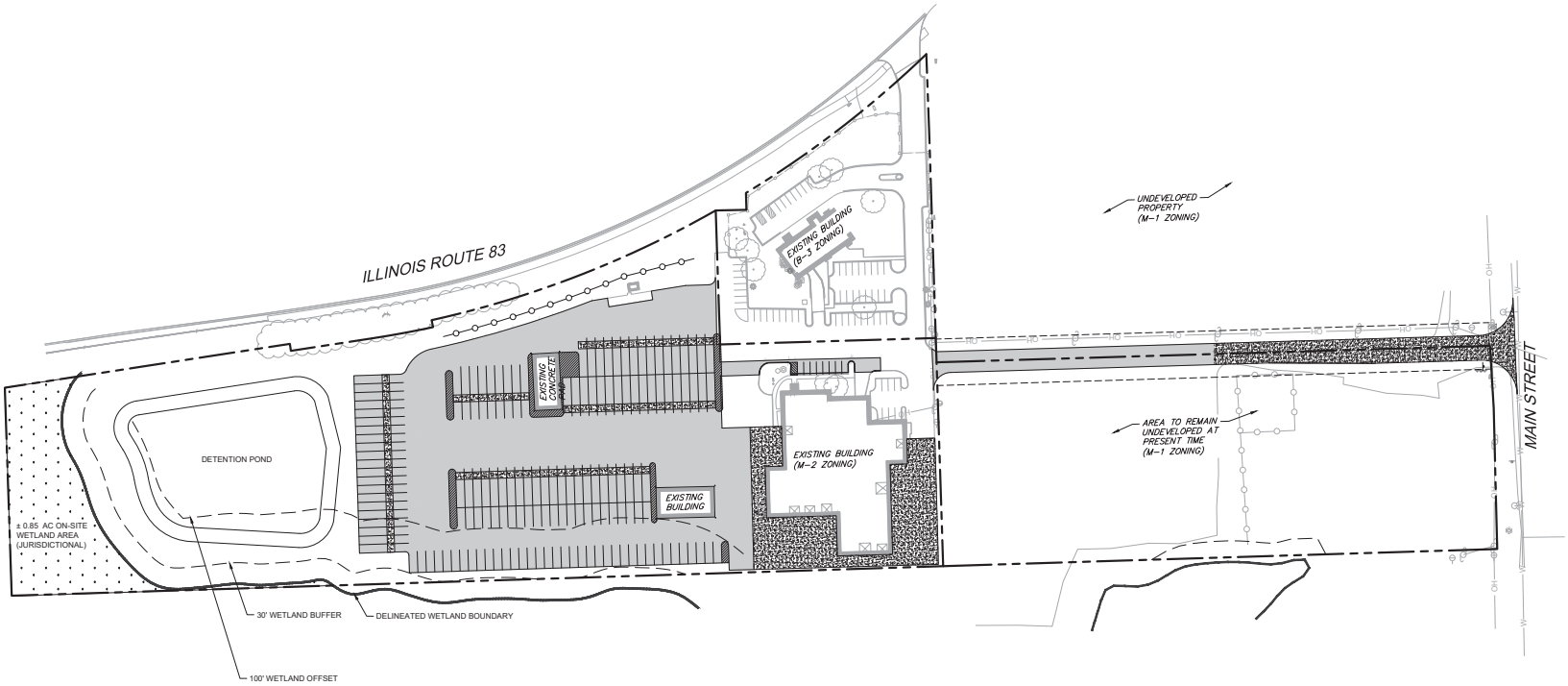
SHEET TITLE
EXISTING CONDITIONS & DEMO - SOUTH

SHEET NUMBER
C1.1
5 OF 20



PAVEMENT LEGEND

- HEAVY DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT

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0 80' 160'
1" = 80' (HORIZONTAL)

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PROJ NO: 210231
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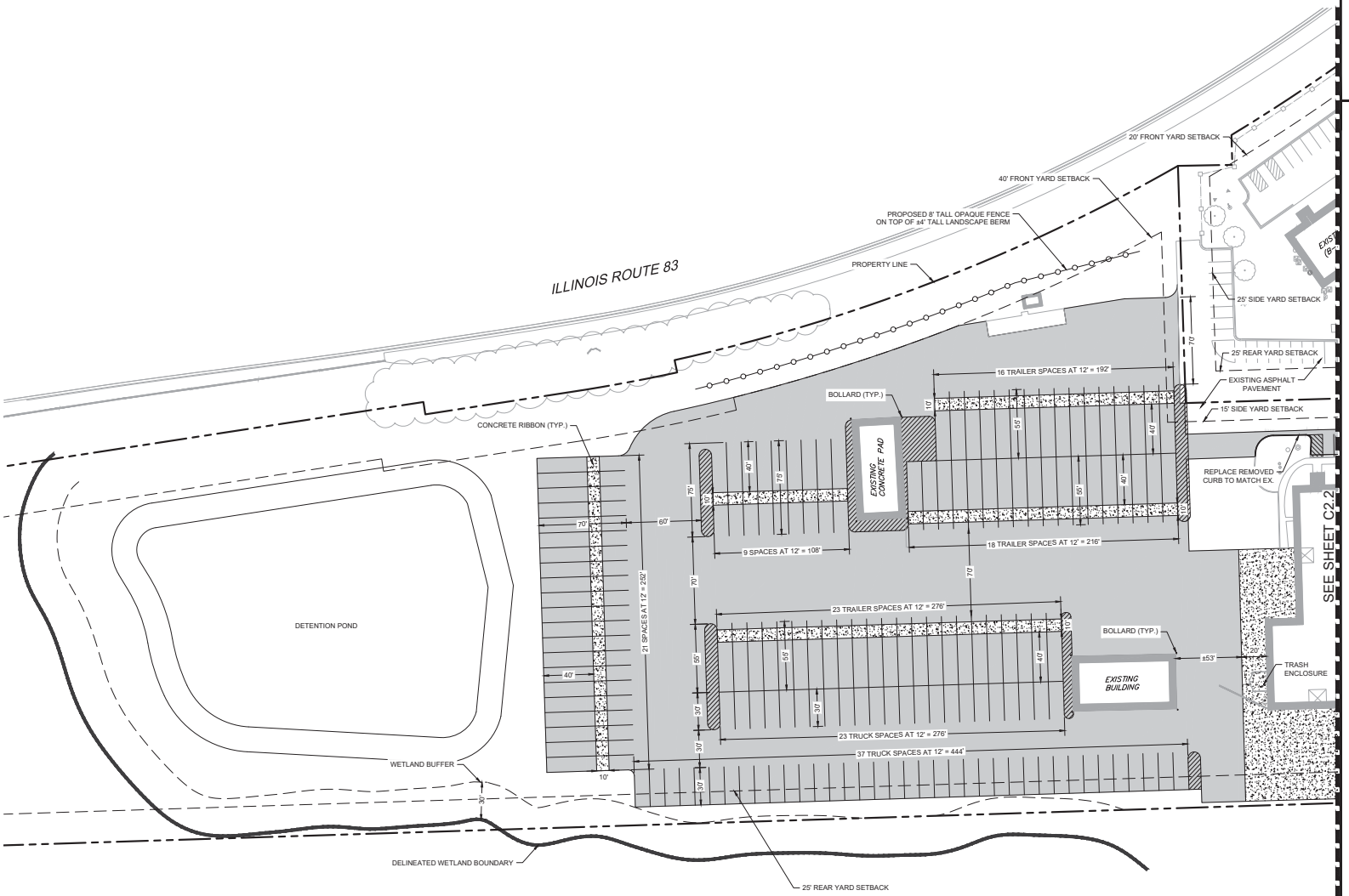
DATE: 05/21/2024

SHEET TITLE
OVERALL SITE & WETLAND PLAN

SHEET NUMBER
C2.0
6 OF 20



PAVEMENT LEGEND

- HEAVY DUTY BITUMINOUS PAVEMENT (±21,815 SY)
- HEAVY DUTY CONCRETE PAVEMENT (±5,598 SY)

PROVIDED PARKING

STANDARD PARKING	= 8
TRUCK PARKING	= 60
TRAILER PARKING	= 57
70' PARKING	= 21
75' PARKING	= 9

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0 40' 80'
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LEMONT, IL

PROJ NO: 210231
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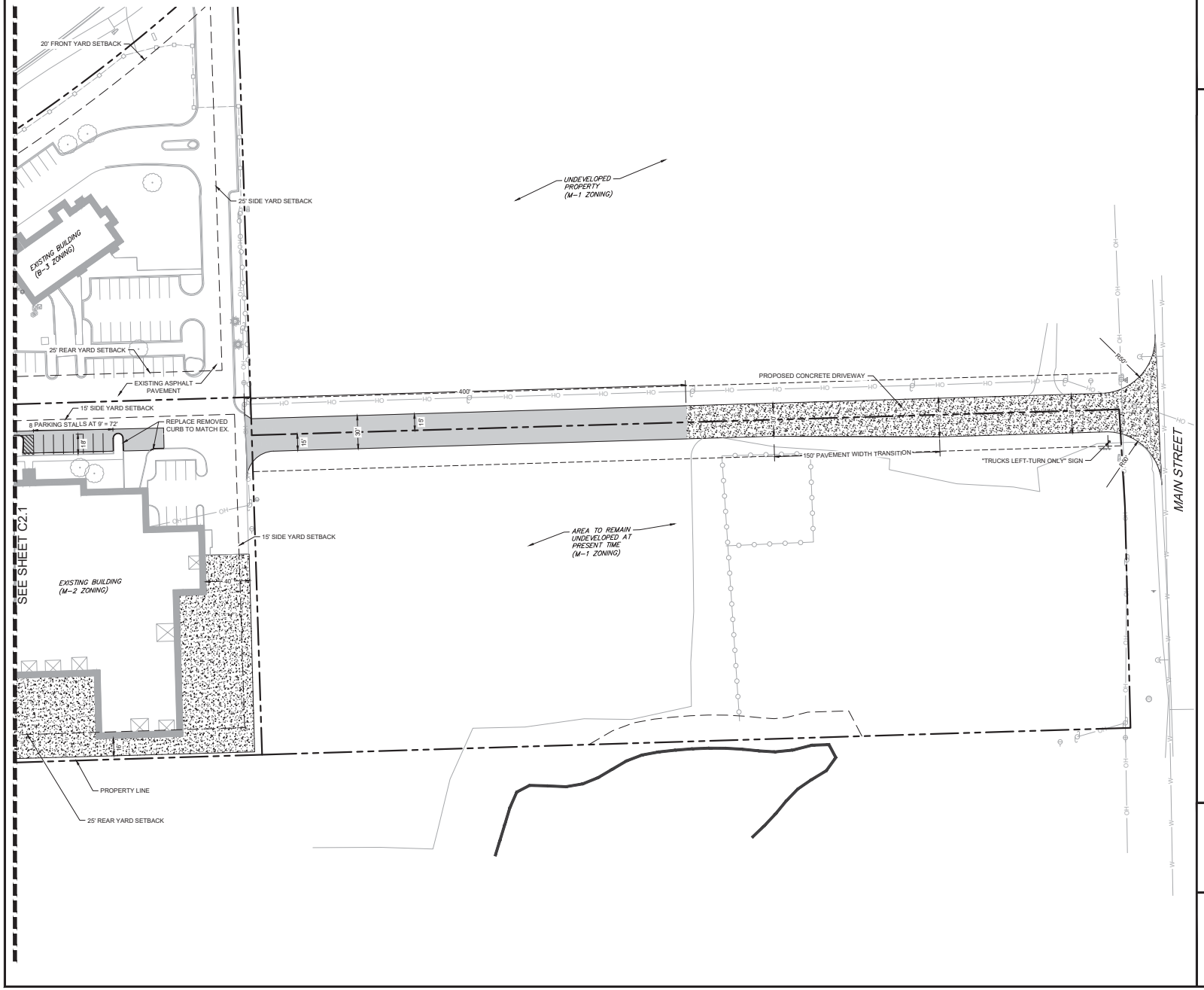
DATE: 05/21/2024

SHEET TITLE
SITE PLAN - NORTH

SHEET NUMBER
C2.1
7 OF 20



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SHEET TITLE
SITE PLAN - SOUTH

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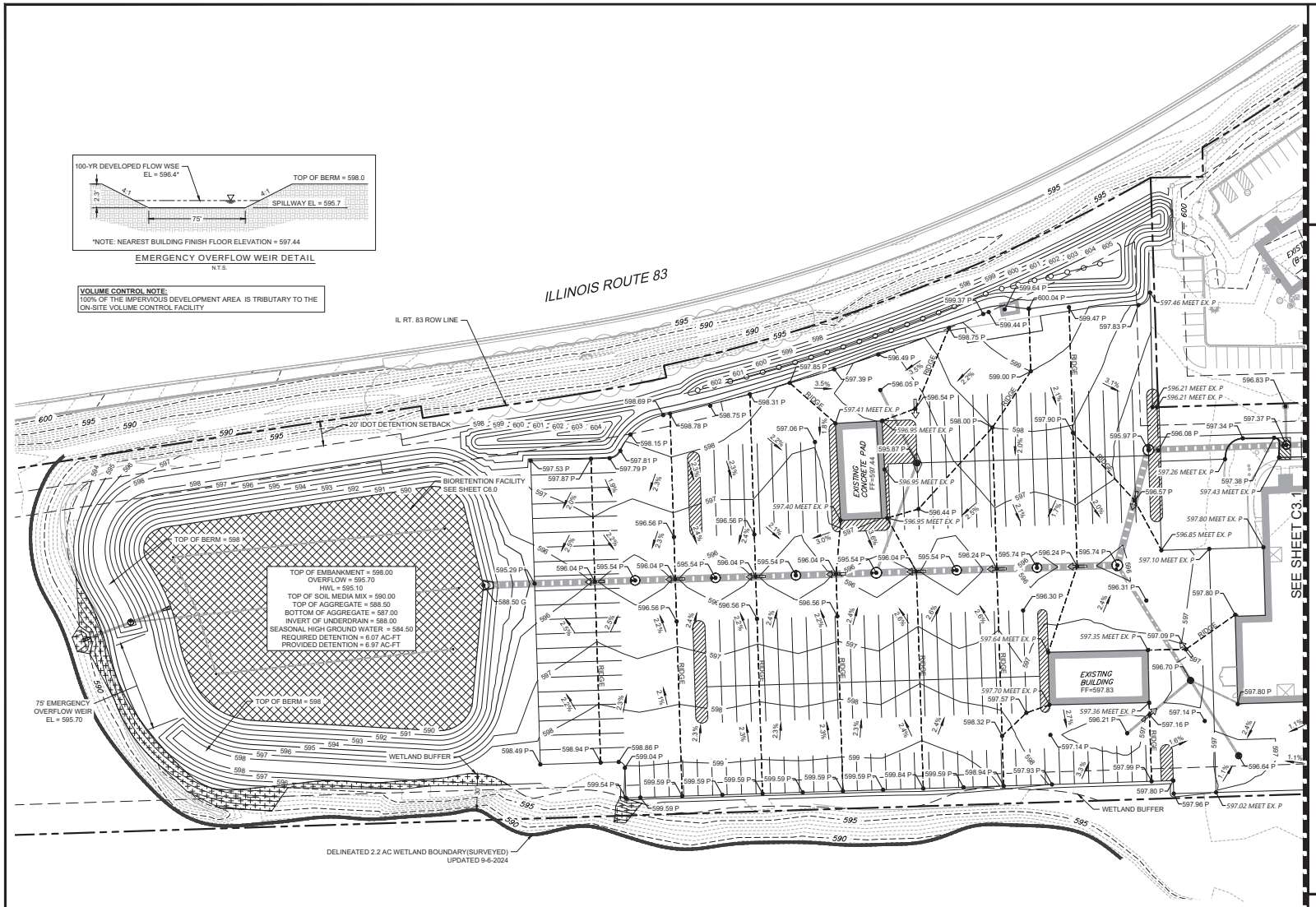
C2.2
8 OF 20



GRADING LEGEND

- DRAINAGE ARROW
- OVERLAND FLOOD ROUTE
- SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- BIORETENTION FACILITY
- DISTURBED WETLAND BUFFER AREA
- WETLAND BUFFER
- WETLAND BOUNDARY

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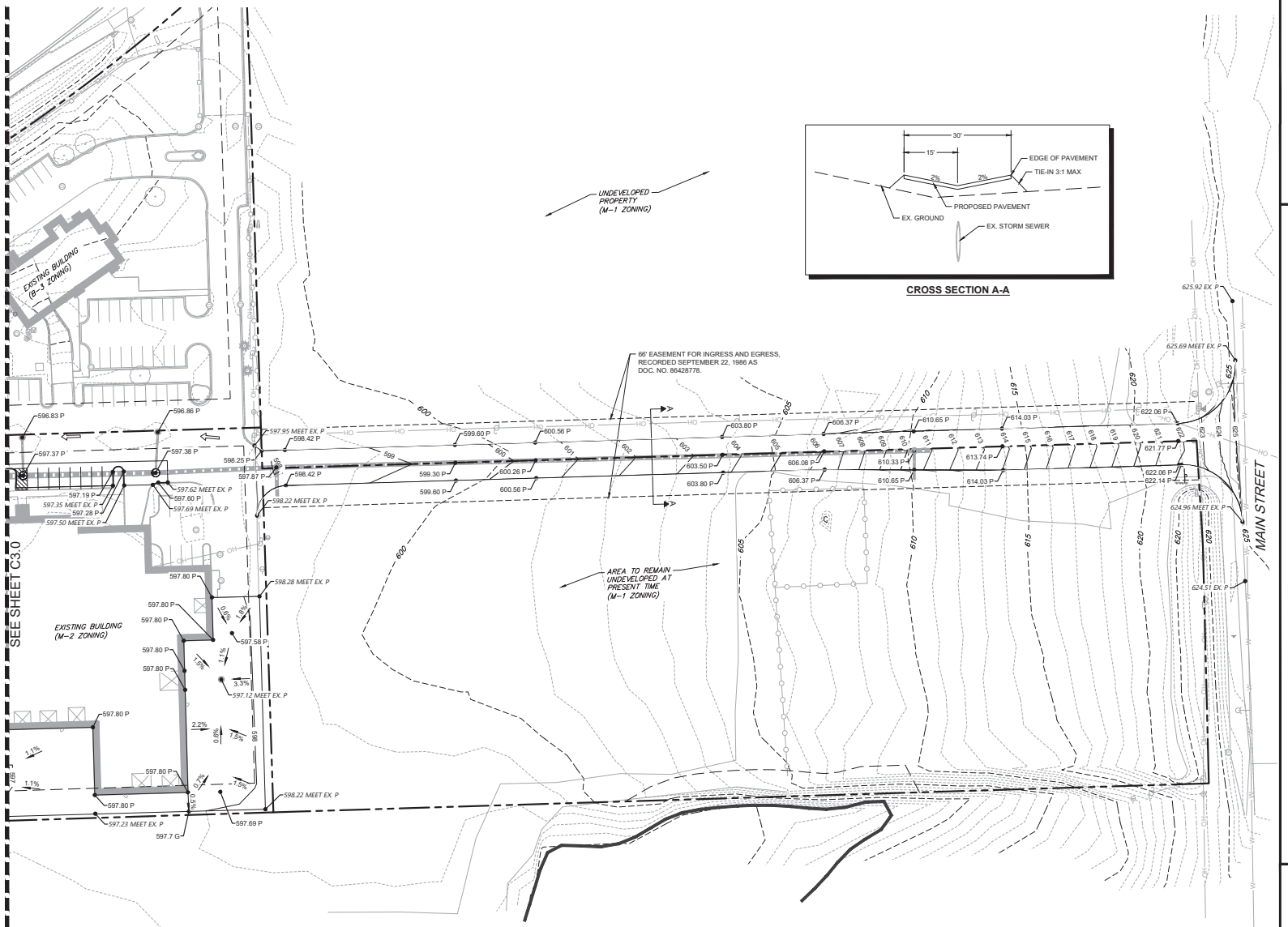
SHEET TITLE
GRADING & DRAINAGE PLAN - NORTH

SHEET NUMBER
C3.0
9 OF 20



CROSS SECTION A-A

GRADING LEGEND

- DRAINAGE ARROW
- OVERLAND FLOOD ROUTE
- 100.00 P — SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- BIORETENTION FACILITY
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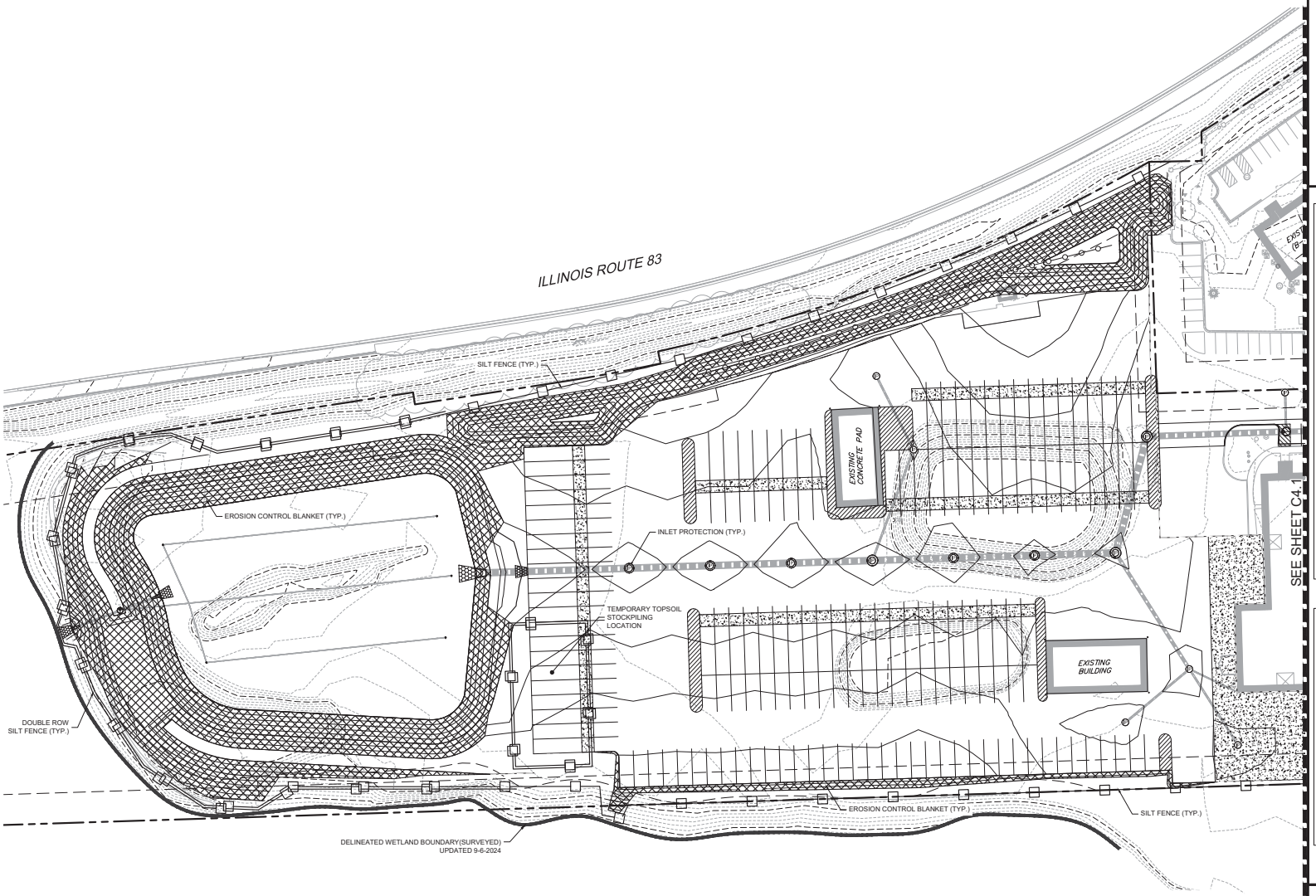

SESC LEGEND

- SILT FENCE
- TREE PROTECTION FENCE
- EROSION CONTROL BLANKET
- RIPRAP
- TEMPORARY CONSTRUCTION ENTRANCE
- SEDIMENT LOG
- INLET PROTECTION FILTER BASKET
- CONCRETE WASHOUT

SHEET NOTES:

1. TOPSOIL STOCKPILE SHALL HAVE DOUBLE ROW OF SILT FENCE TO PREVENT EROSION. THE LOCATION OF THE STOCKPILE MAY CHANGE THROUGHOUT THE PHASING OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF THE LOCATION OF THE STOCKPILE NEEDS TO BE MOVED.

   IF SOIL STOCKPILE IS TO REMAIN DORMANT OR UNDISTURBED:
   1. FOR TIME PERIODS BETWEEN THIRTY (30) DAYS AND TWELVE (12) MONTHS, TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN DAYS OF THE FORMATION OF THE STOCKPILE; OR
   2. FOR TIME PERIODS OF MORE THAN TWELVE (12) MONTHS, PERMANENT STABILIZATION OF THE STOCKPILE SHALL BE COMPLETED WITHIN SEVEN DAYS OF THE FORMATION OF THE STOCKPILE.
2. CONSTRUCTION SHUTDOWN PRACTICES AND MEASURES SHOULD INCLUDE BUT NOT BE LIMITED TO: PERIMETER FOOTPATHS CLEAR OF BUILDING MATERIALS AND DEBRIS, GATES ARE LOCK, PERIMETER FENCE INTACT NOT DAMAGED, SHADE CLOTH SECURE, SIGNAGE IS DISPLAYED ON GATES, ALL WATER DRUMS ARE EMPTY AND SECURE, LADDER WAYS REMOVED, SCAFFOLD ACCESS SECURE, ALL NON-ESSENTIAL MACHINERY IS REMOVED FROM SITE AND/OR OFF HIRED, EXCAVATIONS ARE BARRICADED, ALL SOURCES OF ELECTRICITY ISOLATED OR REMOVED, AND ALL TRENCH AREAS PROPERLY CLOSED OFF AND PROTECTED.
3. PLEASE SEE SEPARATE LANDSCAPE PLANS FOR FINAL STABILIZATION AND RE-VEGETATION PLAN.
4. FLOWS FROM CONCRETE WASHOUTS SHALL NOT ENTER SEWERS OR STORMWATER MANAGEMENT FACILITIES.

CONSTRUCTION SEQUENCE

1. INSTALL PERIMETER SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
3. CONSTRUCT TEMPORARY SEDIMENT TRAPS OR BASINS.
4. STRIP EXISTING TOPSOIL FROM PROPOSED STORMWATER MANAGEMENT AREAS AND STOCKPILE WHERE SHOWN ON THE PLANS.
5. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
6. CONSTRUCTION STORMWATER MANAGEMENT FACILITIES TO SUBGRADE AND INSTALL OUTLET PIPES.
7. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING AND SODDING OF STORMWATER MANAGEMENT FACILITIES.
8. CUT AND FILL SITE TO PLAN SUBGRADE.
9. CONSTRUCT UNDERGROUND IMPROVEMENTS (STORM SEWER).
10. INSTALL INTLET FILTER PROTECTION BASKETS AT PROPOSED DRAINAGE STRUCTURES AS CONSTRUCTED.
11. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
12. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
13. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

811 JULIE CALL BEFORE YOU DIG 811

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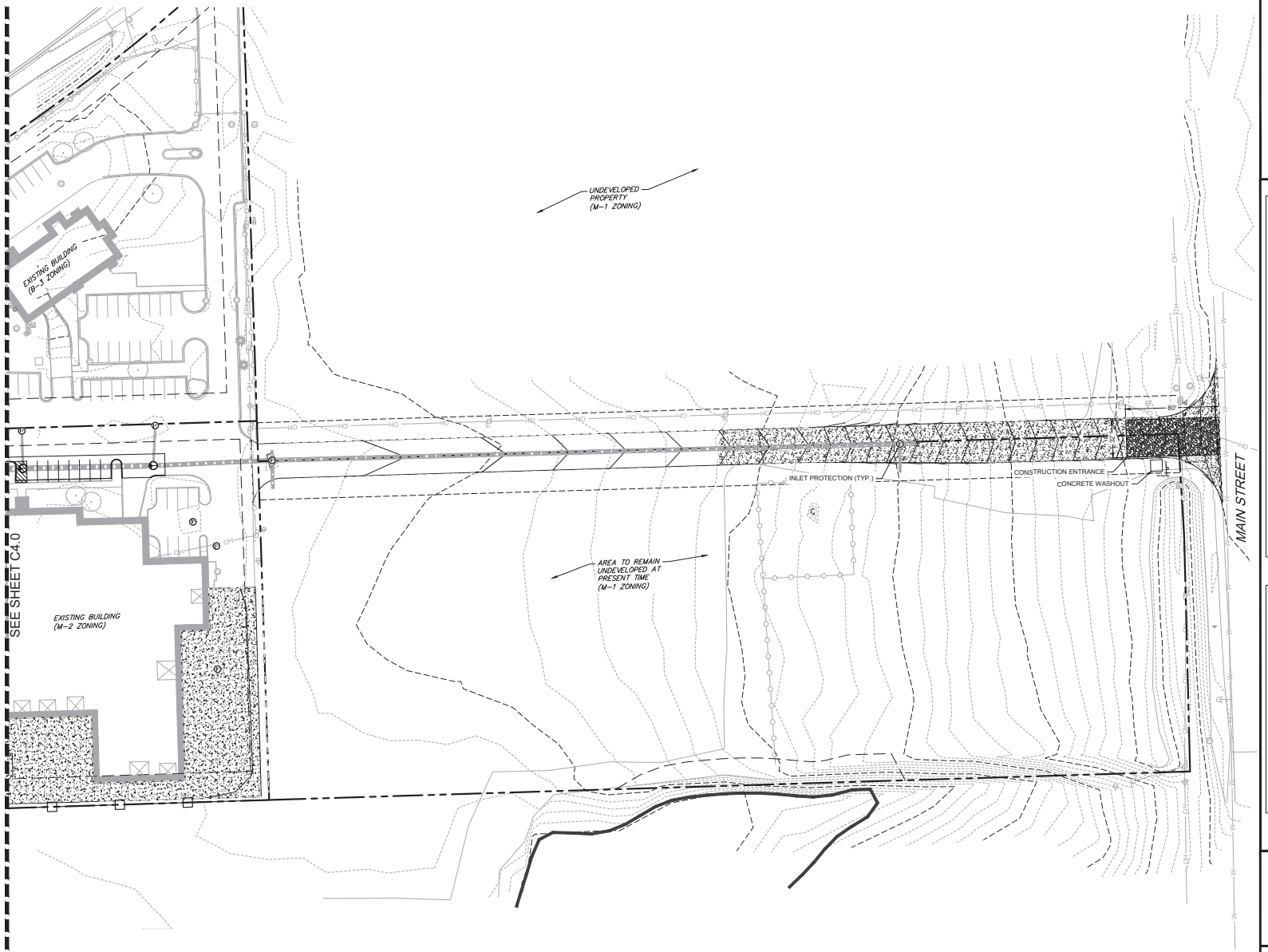
LEMONT, IL

PROJ NO: 210231
ENG: EDR
DATE: 05/21/2024

SHEET TITLE
SESC PLAN - NORTH

SHEET NUMBER
C4.0
11 OF 20



SESC LEGEND

- SILT FENCE
- TREE PROTECTION FENCE
- EROSION CONTROL BLANKET
- RIPRAP
- TEMPORARY CONSTRUCTION ENTRANCE
- SEDIMENT LOG
- INLET PROTECTION FILTER BASKET
- CONCRETE WASHOUT

SHEET NOTES:

1. TOPSOIL STOCKPILE SHALL HAVE DOUBLE ROW OF SILT FENCE TO PREVENT EROSION. THE LOCATION OF THE STOCKPILE MAY CHANGE THROUGHOUT THE PHASING OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF THE LOCATION OF THE STOCKPILE NEEDS TO BE MOVED.

   IF SOIL STOCKPILE IS TO REMAIN DORMANT OR UNDISTURBED:
   1. FOR TIME PERIODS BETWEEN THIRTY (30) DAYS AND TWELVE (12) MONTHS, TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN DAYS OF THE FORMATION OF THE STOCKPILE; OR

   2. FOR TIME PERIODS OF MORE THAN TWELVE (12) MONTHS, PERMANENT STABILIZATION OF THE STOCKPILE SHALL BE COMPLETED WITHIN SEVEN DAYS OF THE FORMATION OF THE STOCKPILE.

2. CONSTRUCTION SHUTDOWN PRACTICES AND MEASURES SHOULD INCLUDE BUT NOT BE LIMITED TO: PERIMETER FOOTPATHS CLEAR OF BUILDING MATERIALS AND DEBRIS, GATES ARE LOCK, PERIMETER FENCE INTACT NOT DAMAGED, SHADE CLOTH SECURE, SIGNAGE IS DISPLAYED ON GATES, ALL WATER DRUMS ARE EMPTY AND SECURE, LADDER WAYS REMOVED, SCAFFOLD ACCESS SECURE, ALL NON-ESSENTIAL MACHINERY IS REMOVED FROM SITE AND/OR OFF HIRED, EXCAVATIONS ARE BARRICADED, ALL SOURCES OF ELECTRICITY ISOLATED OR REMOVED, AND ALL TRENCH AREAS PROPERLY CLOSED OFF AND PROTECTED.

3. PLEASE SEE SEPARATE LANDSCAPE PLANS FOR FINAL STABILIZATION AND RE-VEGETATION PLAN.

4. FLOWS FROM CONCRETE WASHOUTS SHALL NOT ENTER SEWERS OR STORMWATER MANAGEMENT FACILITIES.

CONSTRUCTION SEQUENCE

1. INSTALL PERIMETER SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
3. CONSTRUCT TEMPORARY SEDIMENT TRAPS OR BASINS.
4. STRIP EXISTING TOPSOIL FROM PROPOSED STORMWATER MANAGEMENT AREAS AND STOCKPILE WHERE SHOWN ON THE PLANS.
5. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
6. CONSTRUCTION STORMWATER MANAGEMENT FACILITIES TO SUBGRADE AND INSTALL OUTLET PIPES.
7. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING AND SODDING OF STORMWATER MANAGEMENT FACILITIES.
8. CUT AND FILL SITE TO PLAN SUBGRADE.
9. CONSTRUCT UNDERGROUND IMPROVEMENTS (STORM SEWER).
10. INSTALL INTLET FILTER PROTECTION BASKETS AT PROPOSED DRAINAGE STRUCTURES AS CONSTRUCTED.
11. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
12. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
13. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

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REVISIONS

- 08/19/2024 - REVISED PER VILLAGE & WARD COMMENTS
- 08/12/2024 - REVISED PER VILLAGE COMMENTS
- 06/24/2024 - REVISED PER VILLAGE COMMENTS

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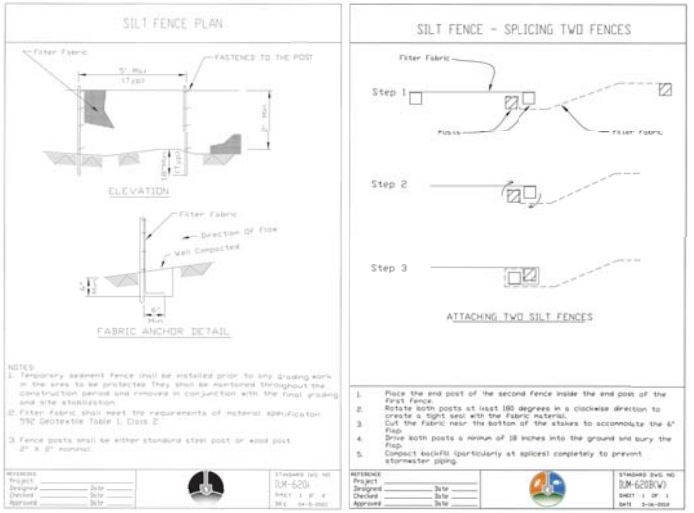
PROPOSED IMPROVEMENT PLANS FOR
STATE EXPRESS INC.
NORTHWEST CORNER OF IL ROUTE 83 AND MAIN STREET
LEMONT, IL

PROJ NO: 210231
ENG: EDR
DATE: 05/21/2024

SHEET TITLE
SESC PLAN - SOUTH

SHEET NUMBER
C4.1
12 OF 20



SILT FENCE DETAIL
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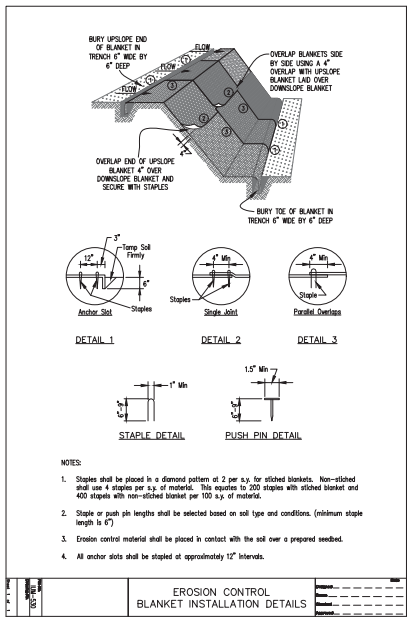

EROSION CONTROL BLANKET DETAIL
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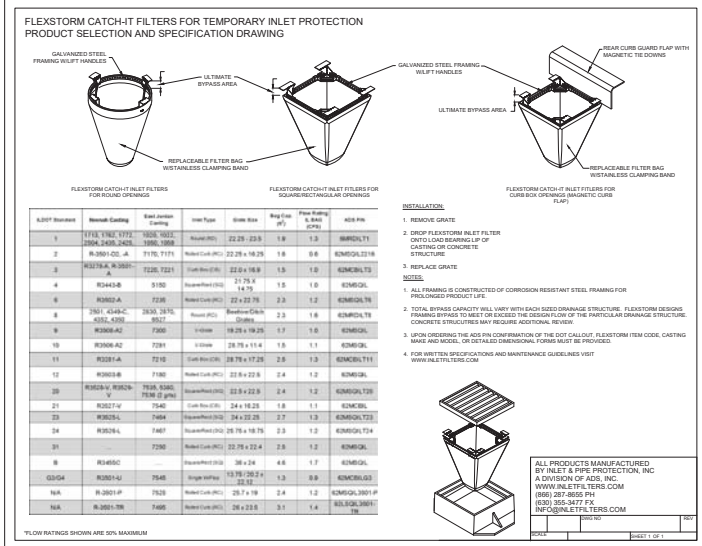

INLET PROTECTION DETAIL
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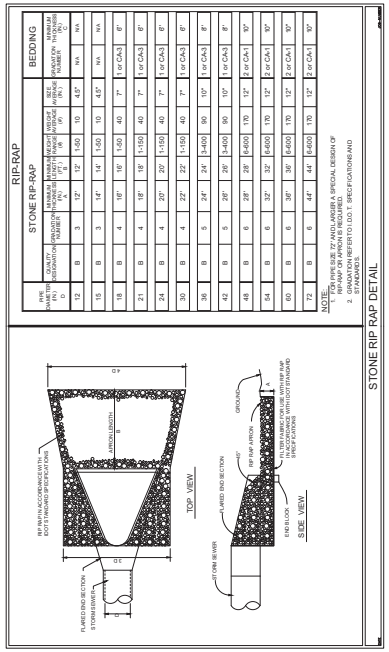

RIP-RAP DETAIL
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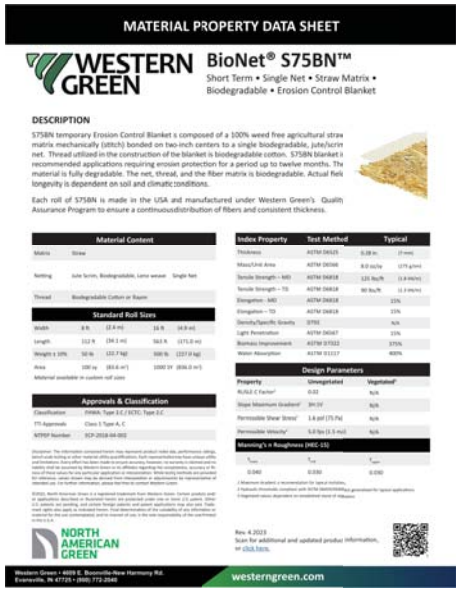

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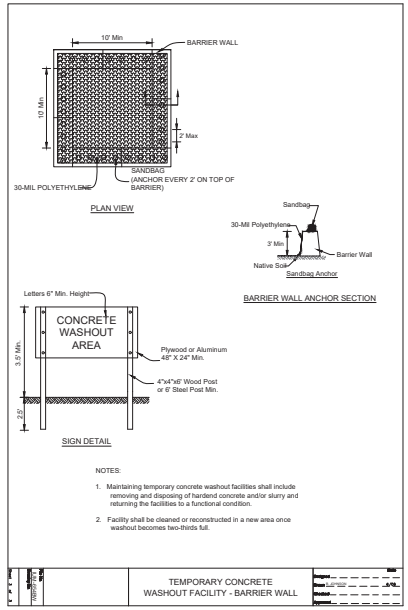

CONCRETE WASHOUT DETAIL
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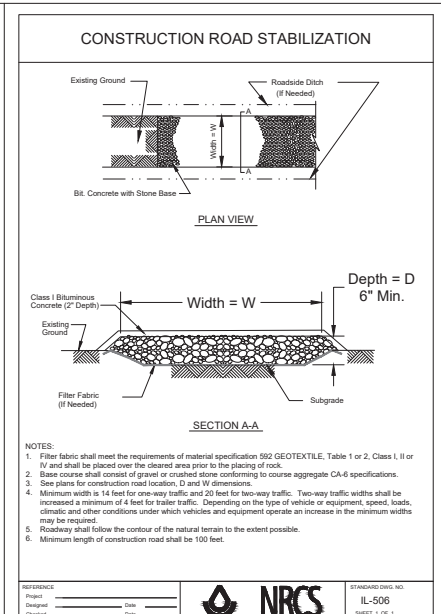

CONSTRUCTION ENTRANCE DETAIL
Scale: NOT TO SCALE

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05/10/2024 - REVISED PER VILLAGE & MWRD COMMENTS
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06/24/2024 - REVISED PER VILLAGE COMMENTS

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PROJ NO: 210231
ENG: EDR
DATE: 05/21/2024

SHEET TITLE
SESC DETAILS

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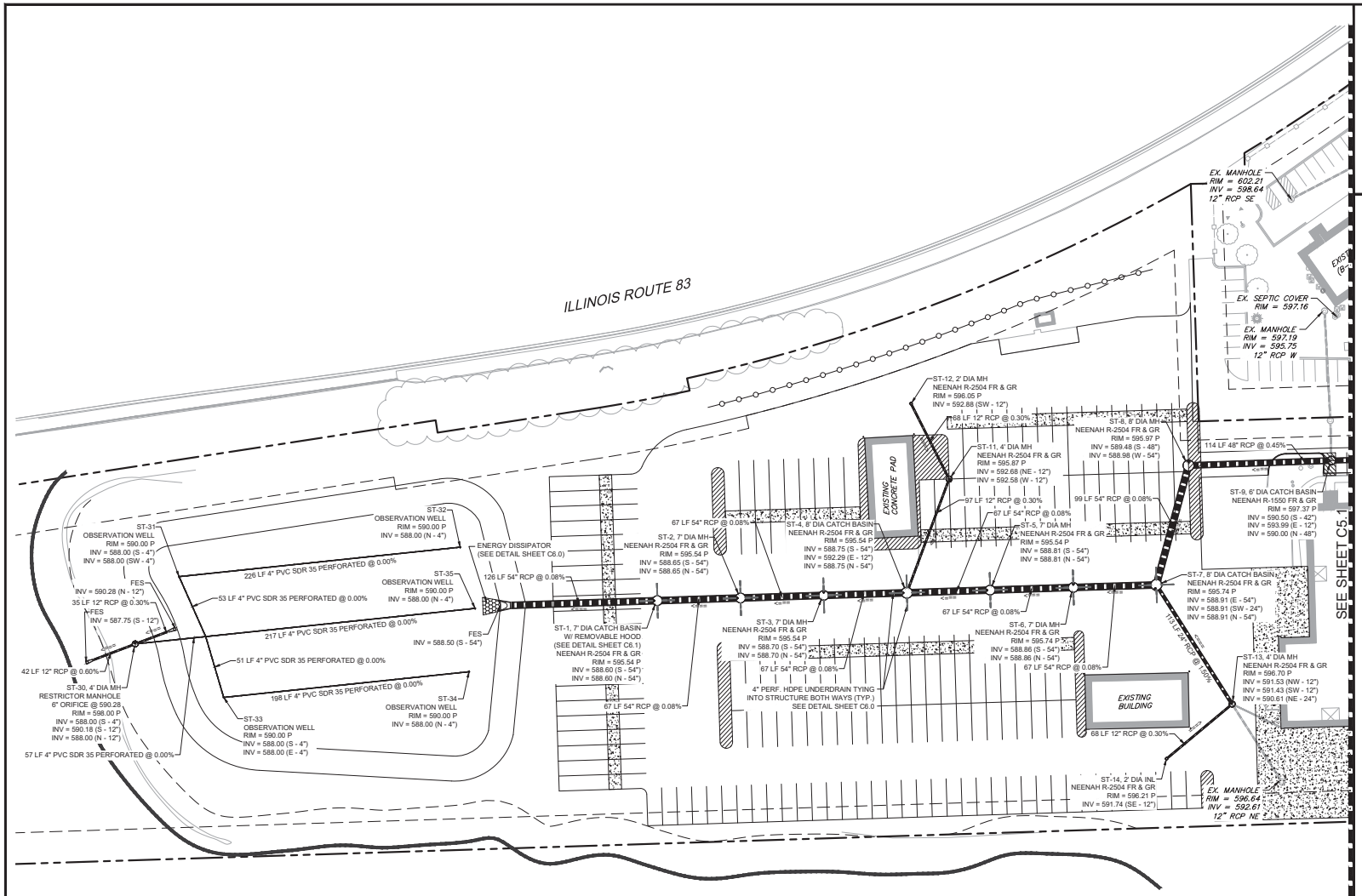

UTILITY LEGEND

- PROPOSED STORM PIPE
- STORM PIPE DRAINAGE DIRECTION
- PROPOSED STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE

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PROJ NO: 210231
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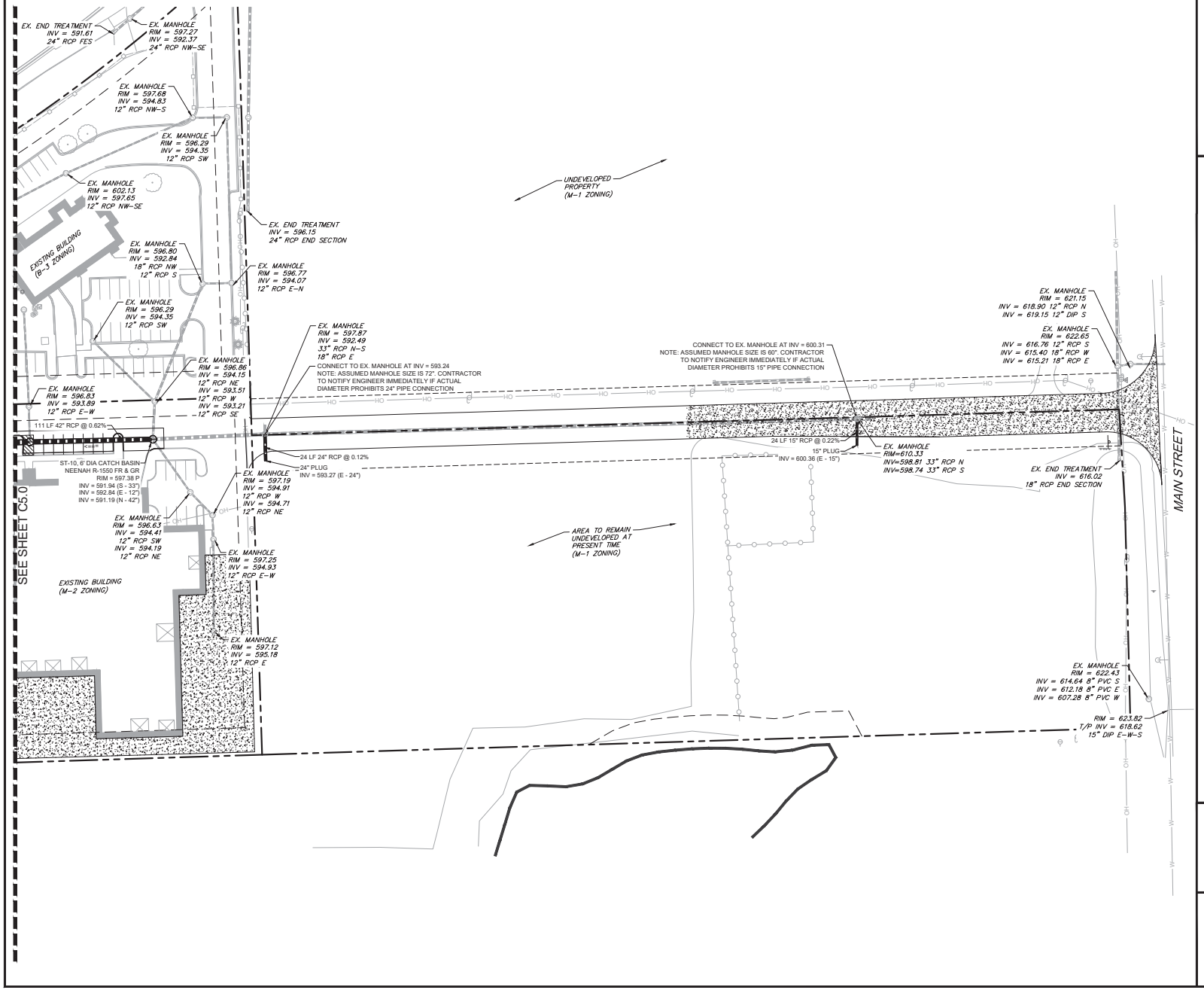
SHEET TITLE
STORM SEWER PLAN - NORTH

SHEET NUMBER
C5.0
14 OF 20



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- PROPOSED STORM STRUCTURE
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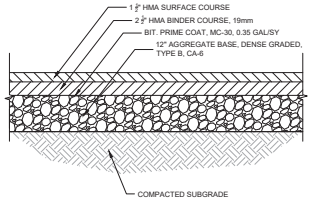

HEAVY DUTY BITUMINOUS PAVEMENT DETAIL
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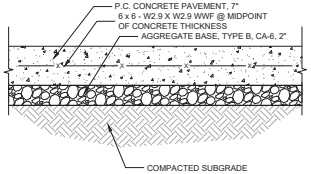

HEAVY DUTY CONCRETE PAVEMENT DETAIL
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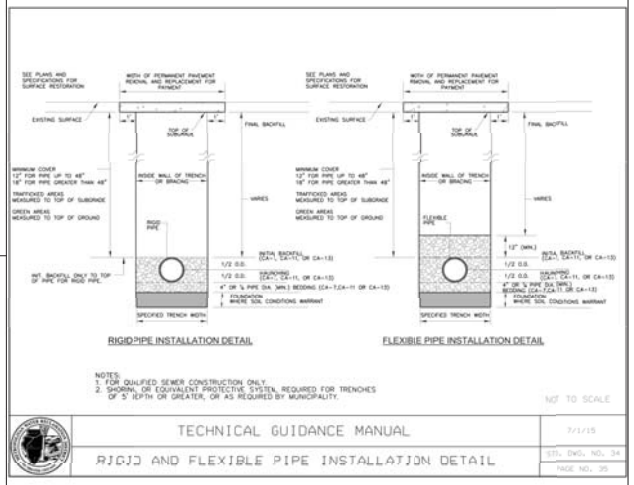

RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL
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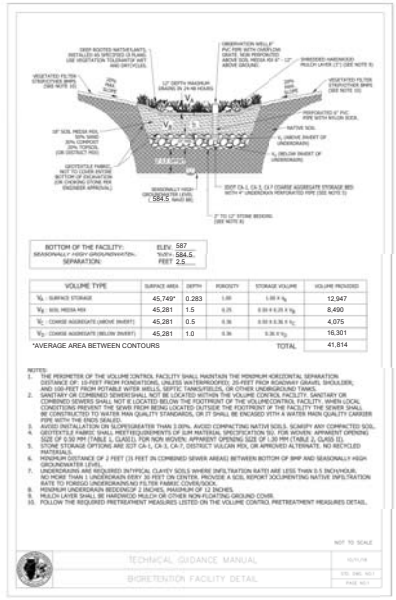

BIORETENTION FACILITY DETAIL
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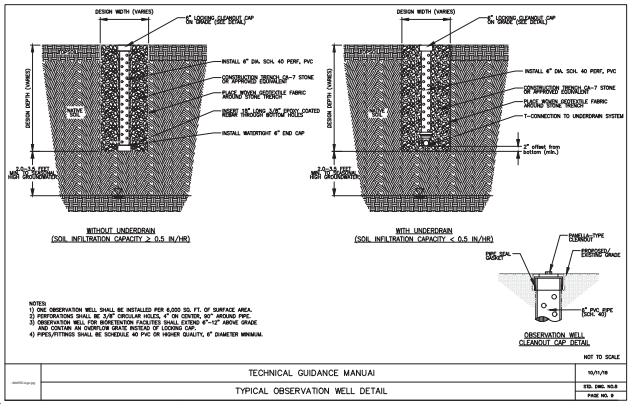

TYPICAL OBSERVATION WELL DETAIL
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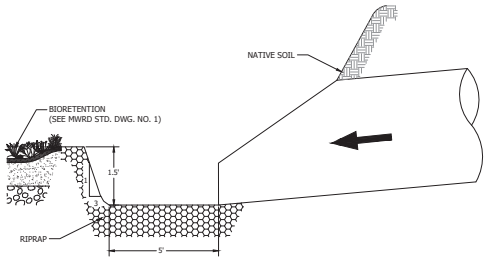

STORMWATER ENERGY DISSIPATER DETAIL
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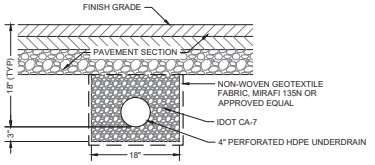

UNDERDRAIN UNDER PAVEMENT DETAIL
Scale: NOT TO SCALE

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PROJ NO: 210231
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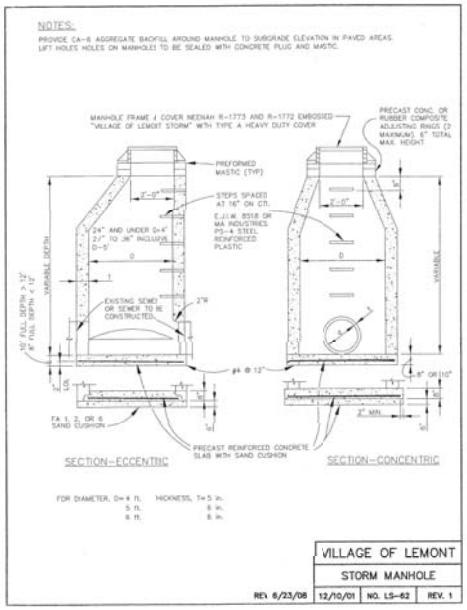
SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
C6.0
16 OF 20



STORM MANHOLE DETAIL
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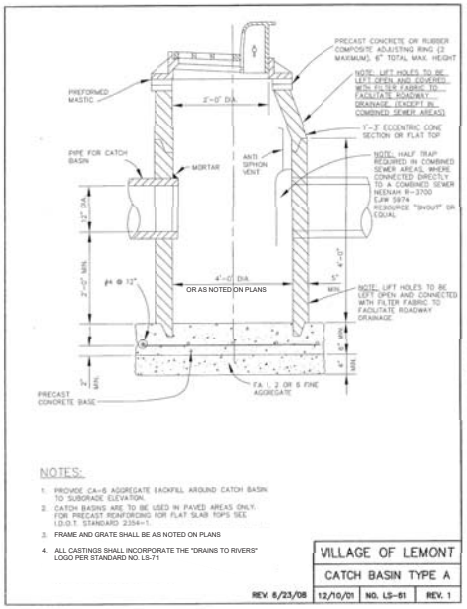

CATCH BASIN TYPE A DETAIL
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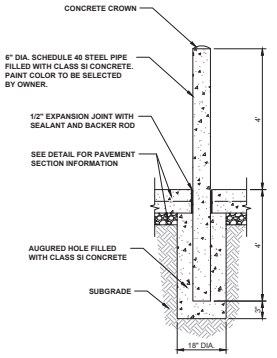

BOLLARD DETAIL
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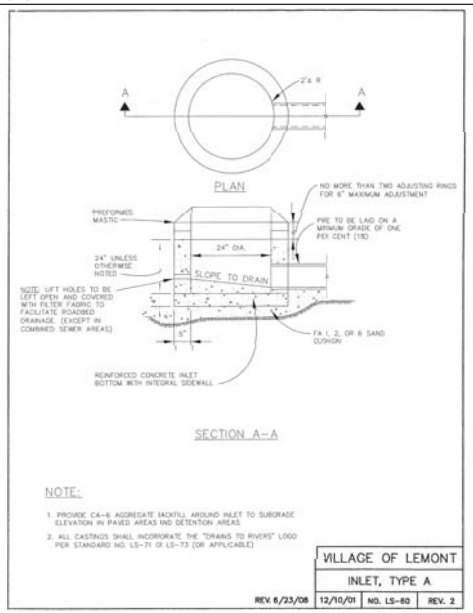

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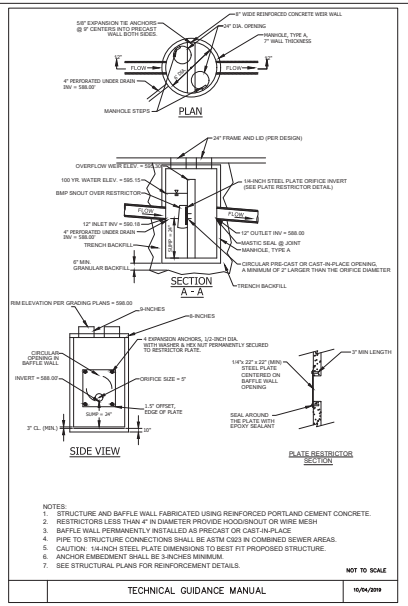

RESTRICTOR MANHOLE DETAIL
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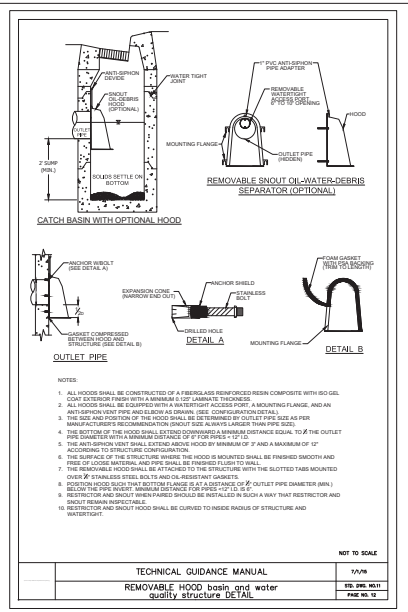

REMOVABLE HOOD BASIN AND WQ STRUCTURE DETAIL
Scale: NOT TO SCALE

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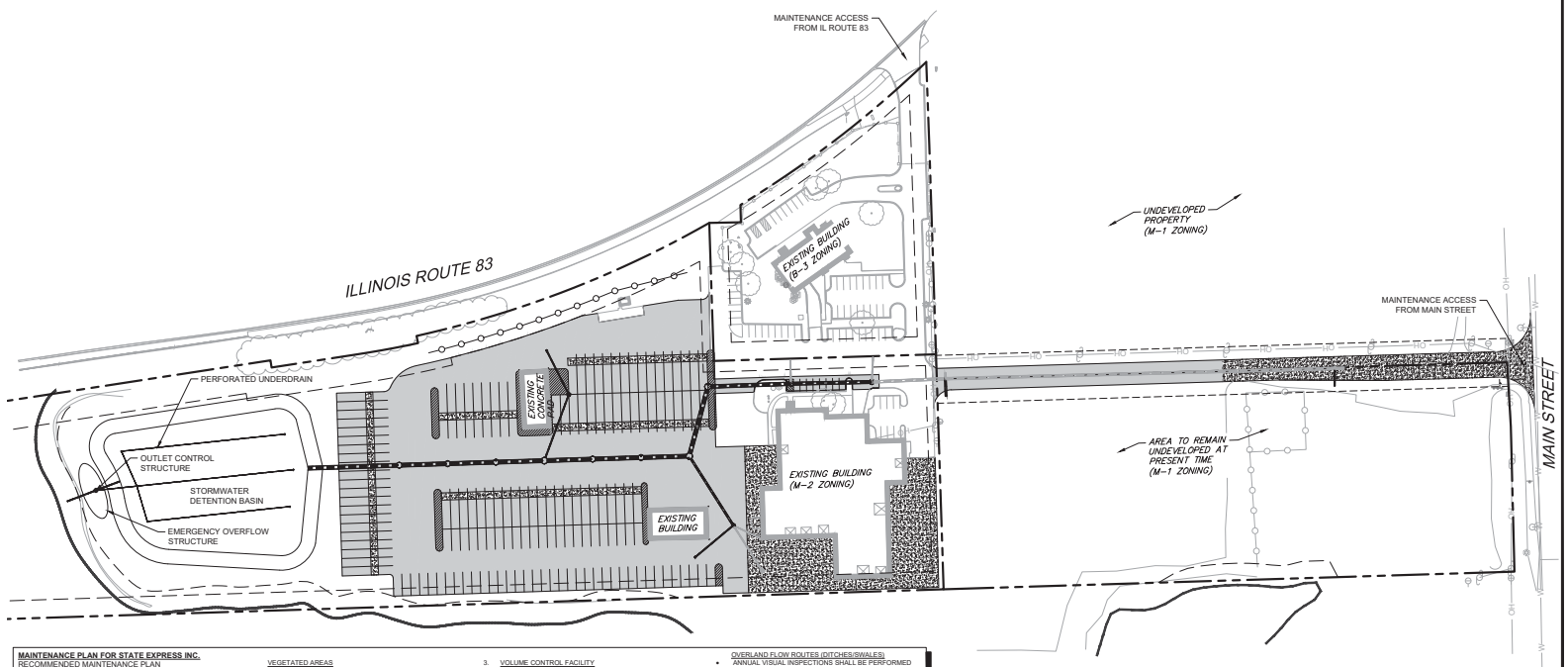

MAINTENANCE PLAN FOR STATE EXPRESS INC.
RECOMMENDED MAINTENANCE PLAN

1. GENERAL
REGULAR INSPECTIONS AND ROUTINE MAINTENANCE OF GENERAL AREAS SHALL BE PERFORMED ON A MONTHLY OR AS-NEEDED BASIS.

SPECIFIC ITEMS OF CONCERN INCLUDE:
- LITTER AND DEBRIS SHALL BE CONTROLLED.
- LANDSCAPED AREAS SHALL BE MAINTAINED WITH REGULAR MOWING AND RESTORED WITH APPROPRIATE SEEDING/VEGETATION AS NECESSARY.
- ACCUMULATED SEDIMENT SHALL BE DISPOSED OF PROPERLY, ALONG WITH ANY WASTES GENERATED DURING MAINTENANCE OPERATIONS.
- ROADS SHALL BE SWEPT, VACUUMED AND/OR WASHED ON A REGULAR BASIS.

2. STORMWATER MANAGEMENT FACILITIES
ALL COMPONENTS OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE CHECKED MONTHLY BETWEEN MARCH AND NOVEMBER AND MAINTAINED AS NECESSARY TO ENSURE PROPER PERFORMANCE. IT IS CRITICAL THAT ALL INFLOWS AND OUTFLOWS TO THE STORMWATER DETENTION BASIN ARE CLEAN AND PERFORMING AS DESIGNED. IN ADDITION, THE DESIGN VOLUME OF THE STORMWATER DETENTION BASIN SHALL ALSO BE MAINTAINED. INSPECTIONS FOR THE FOLLOWING SPECIFIC ITEMS SHOULD BE CONDUCTED MONTHLY BETWEEN MARCH AND NOVEMBER:

SIDE SLOPES/EMBANKMENT/EMERGENCY OVERFLOW STRUCTURE
- INSPECT EMBANKMENTS FOR SETTLEMENT AND EROSION
- REMOVE WOODY GROWTH FROM THE EMBANKMENT
- ANY BREAKS, HIRE REGISTERED PROFESSIONAL ENGINEER FOR DESIGN RESOLUTION
- SEED AND SOD ANY ERODED AREAS
- SIGNS OF PIPING (LEAKAGE) OR SEEPAGE. REPAIR
- REMOVE OBSTRUCTIONS BLOCKING EMERGENCY OVERFLOW SPILLWAY

VEGETATED AREAS
- REGULAR MOWING TO CONTROL VEGETATION.
- NEED FOR PLANTING, RESEEDING OR SODDING. SUPPLEMENT ALTERNATIVE NATIVE VEGETATION IF A SIGNIFICANT PORTION HAS NOT ESTABLISHED (50% OF THE SURFACE AREA). RESEED WITH ALTERNATIVE GRASS SPECIES IF ORIGINAL GRASS COVER HAS NOT SUCCESSFULLY ESTABLISHED.
- EVIDENCE OF GRAZING, MOTORBIKES, OR OTHER VEHICLES, REPAIR.
- CHECK FOR INVASIVE VEGETATION, REMOVE WHERE POSSIBLE.
- ALL VEGETATION MUST BE MAINTAINED PER THE APPROVED PLANTING PLAN.

OUTLET CONTROL STRUCTURE
- INSPECT RESTRICTOR AND REMOVE DEBRIS IF CLOGGED OR DISCHARGE REDUCED.
- REMOVE ACCUMULATED SEDIMENT AT OUTLET
- SCOUR AND EROSION AT OUTLET, REPAIR AND RESEED
- ANY ICE DAMAGE TO OUTLET OF PIPE, REPAIR IF NECESSARY
- CONDITION OF TRASH TRACKS, REMOVE DEBRIS
- OUTLET CHANNEL CONDITIONS DOWNSTREAM

ACCESS FOR MAINTENANCE EQUIPMENT
- REMOVE ANY OBSTRUCTIONS PLACED IN MAINTENANCE EASEMENTS

SAFETY FEATURES
- ACCESS CONTROLS TO HAZARDOUS AREAS
- FENCES
- LOOSE OR DAMAGED POSTS
- LOOSE OR BROKEN WIRES
- CONDITION OF GATES
- SIGNS

DETENTION VOLUME
- INSPECT ALL STORMWATER DETENTION FACILITIES TO ENSURE THAT THE CONSTRUCTED VOLUME IS MAINTAINED. NO SEDIMENT, TOPSOIL, OR OTHER DUMPING INTO THE FACILITY SHALL BE ALLOWED.

3. VOLUME CONTROL FACILITY
ROUTINE INSPECTIONS AND MAINTENANCE OF STORMWATER DETENTION BASINS SHALL BE PERFORMED BY THE OWNER ON A YEARLY OR AS-NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:

- FACILITY SHALL BE INSPECTED YEARLY USING THE OBSERVATION WELLS TO VERIFY THE SYSTEM IS FUNCTIONING PROPERLY. OBSERVATION WELLS SHOULD BE INSPECTED MONTHLY BETWEEN MARCH AND NOVEMBER AND ANY ACCUMULATED LEAVES OR OTHER DEBRIS ON THE GRATES AND WITHIN THE STRUCTURE SHALL BE REMOVED.

4. STORMWATER COLLECTION SYSTEM
THE OWNER SHALL PERFORM MONTHLY INSPECTIONS OF ALL COMPONENTS OF THE STORMWATER COLLECTION SYSTEM. THE MONTHLY INSPECTION SHALL OCCUR BETWEEN MARCH AND NOVEMBER AND INCLUDE THE FOLLOWING SPECIFIC AREAS OF CONCERN:

STORM INLETS/MANHOLES
- REMOVE ACCUMULATED LEAVES AND OTHER DEBRIS FROM GRATES
- RESET COVERS/LIDS ON AS-NEEDED BASIS
- REMOVE ACCUMULATED SEDIMENT FROM MANHOLE BOTTOM WHEN 50% OF SUMP IS FILLED.

STORM SEWERS/CULVERTS
- VISUALLY INSPECT PIPES BY REMOVING MANHOLE LIDS, MAKE REPAIRS AS NECESSARY.
- STORM SEWERS AND CULVERTS SHALL BE CHECKED FOR SILTATION DEPOSITS AT INLETS, OUTLETS, AND WITHIN THE CONDUIT. CLEAN OUT AS NECESSARY.
- RESTORE RIPRAP AT OUTFALLS IF EROSION OBSERVED.
- RESTORE RIPRAP AT OUTFALLS.
- REPLANT AND RESEED ANY ERODED AREAS.

OVERLAND FLOW ROUTES (DITCHES/SWALES)
- ANNUAL VISUAL INSPECTIONS SHALL BE PERFORMED THAT VERIFY THE DESIGN CAPACITY OF THE OVERLAND FLOW ROUTES IS MAINTAINED. THE SLOPE AND CROSS-SECTIONAL AREA OF THE DITCH/SWALE SHALL BE VERIFIED DURING THE INSPECTION
- REMOVE ANY OBSTRUCTIONS THAT HAVE BEEN PLACED IN THE DRAINAGE PATH
- SEED AND SOD ANY ERODED AREAS
- RESTORE RIPRAP AS NECESSARY
- REGRADE TO PROVIDE POSITIVE DRAINAGE AS NECESSARY
- REGULAR MOWING TO CONTROL VEGETATION

5. VEGETATED AREAS
- NEED FOR PLANTING, RESEEDING, OR SODDING. SUPPLEMENT ALTERNATIVE NATIVE VEGETATION IF A SIGNIFICANT PORTION HAS NOT ESTABLISHED(50% OF THE SURFACE AREA AFTER SECOND GROWING SEASON). RESEED WITH ALTERNATIVE NATIVE GRASS SPECIES IF ORIGINAL GRASS COVER HAS NOT SUCCESSFULLY ESTABLISHED
- EVIDENCE OF GRAZING, MOTORBIKES, OR OTHER VEHICLES, REPAIR.
- CHECK FOR INVASIVE VEGETATION, REMOVE WHEN POSSIBLE
- REGULAR MOWING TO CONTROL VEGETATION; IT IS RECOMMENDED THAT NATIVE VEGETATION REMAIN UNCUT
- DEAD OR DAMAGED NON-NATIVE GRASSY AREAS - REPAIR WITH SEEDING WITH FERTILIZATION OR SEEDING WITH MULCH

UTILITY LEGEND

PROPOSED STORM PIPE

PROPOSED STORM STRUCTURE

PROJECT SITE SUMMARY:

PROPERTY LEGAL DESCRIPTION:
SECTION 14, TOWNSHIP 37N, RANGE 11E

PROPERTY ADDRESS:
NW CORNER OF ROUTE 83 AND MAIN ST.
LEMONT, IL

PROJECT AREA:
18.19 ACRES

RESPONSIBLE PARTY FOR MAINTENANCE SHALL BE THE LAND OWNER. UPON SUBDIVISION OF THE PARCELS THE OWNER OF SAID PARCEL SHALL BE RESPONSIBLE FOR THE STORMWATER FACILITIES ON THEIR PROPERTY. THIS INCLUDES STORMWATER DETENTION, STORMWATER COLLECTION, VOLUME CONTROL FACILITIES, AND SESC FACILITIES. THIS WILL BE THE CASE UNLESS AN ALTERNATIVE MAINTENANCE AGREEMENT IS RECORDED.

STORMWATER SUMMARY:

	REQUIRED	PROVIDED
VOLUME CONTROL	0.96 AC-FT	0.96 AC-FT
DETENTION VOLUME	6.07 AC-FT	6.97 AC-FT

MAINTENANCE OF REQUIRED LANDSCAPING:

1. ALL PLANT GROWTH IN LANDSCAPED AREAS SHALL BE CONTROLLED BY PRUNING, TRIMMING, OR OTHER SUITABLE METHODS SO THAT PLANT MATERIALS DO NOT INTERFERE WITH PUBLIC UTILITIES, RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR OTHERWISE CONSTITUTE A TRAFFIC HAZARD; AND
2. ALL PLANTED AREAS SHALL BE MAINTAINED IN A RELATIVELY WEED-FREE CONDITION AND CLEAR OF UNDERGROWTH; AND
3. ALL TREES, SHRUBS, GROUND COVERS, AND OTHER PLANT MATERIALS MUST BE REPLACED IF THEY DIE OR BECOME UNHEALTHY BECAUSE OF ACCIDENTS, DRAINAGE PROBLEMS, DISEASE, OR OTHER CAUSES.

JULIE CALL BEFORE YOU DIG 811

0 80' 160'
1" = 80' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

LICENSED PROFESSIONAL ENGINEER
RICHARD KATZ
062-070176
STATE OF ILLINOIS

REVISIONS
1 08/19/2024 - REVISED PER VILLAGE & WARD COMMENTS
2 08/12/2024 - REVISED PER VILLAGE COMMENTS
3 06/24/2024 - REVISED PER VILLAGE COMMENTS

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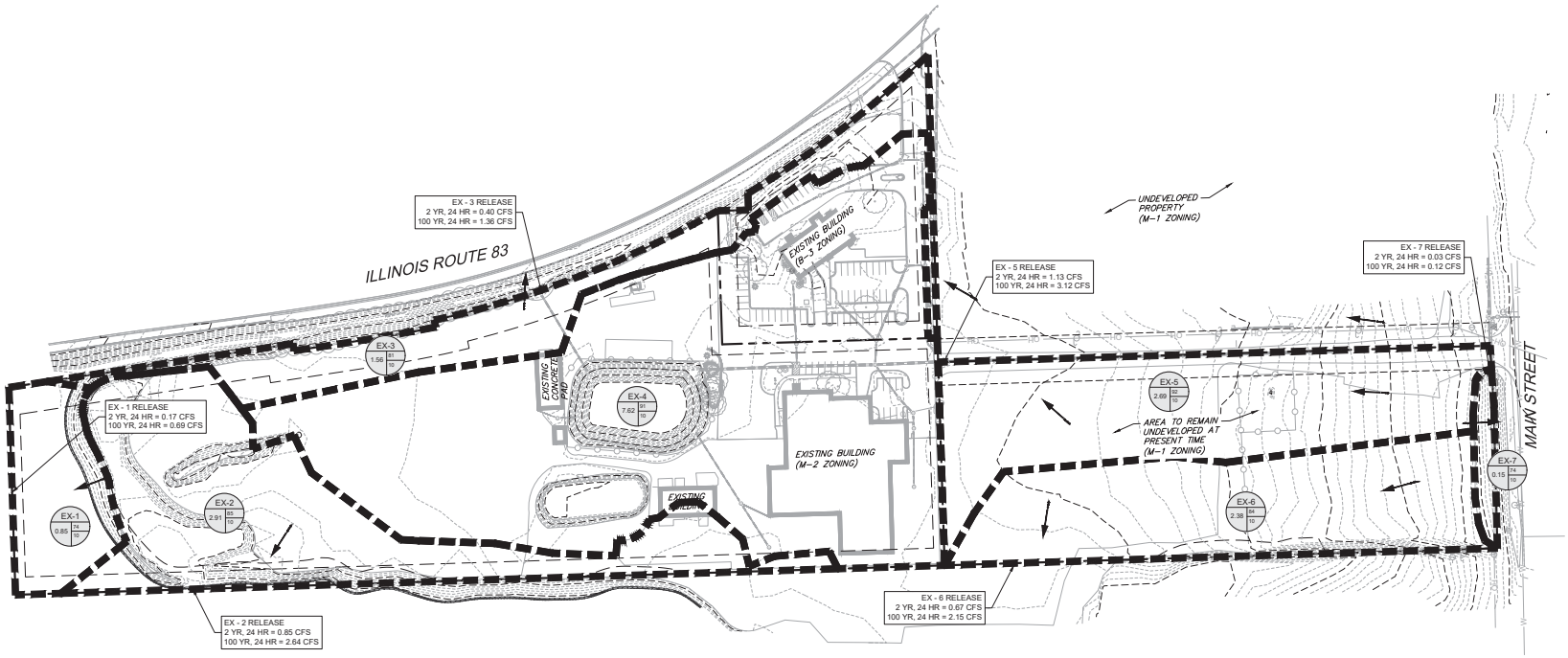
PROPOSED IMPROVEMENT PLANS FOR
STATE EXPRESS INC.
NORTHWEST CORNER OF IL ROUTE 83 AND MAIN STREET
LEMONT, IL

PROJ NO: 210231
ENG: EDR
DATE: 05/21/2024

SHEET TITLE
EXHIBIT R

SHEET NUMBER
EX-R
18 OF 20



LEGEND

EX-X
89
10

- CATCHMENT AREA DESIGNATION
- CURVE NUMBER
- TIME OF CONCENTRATION (MINUTES)
- AREA (ACRES)
- CATCHMENT AREA LIMITS

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RICHARD KATZ
062-070176
STATE OF ILLINOIS

REVISIONS

- 08/19/2024 - REVISED PER VILLAGE & MWRD COMMENTS
- 08/12/2024 - REVISED PER VILLAGE COMMENTS
- 06/24/2024 - REVISED PER VILLAGE COMMENTS

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NORTHWEST CORNER OF IL ROUTE 83 AND MAIN STREET
LEMONT, IL

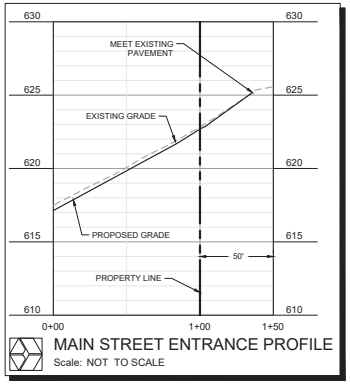
811 JULIE CALL BEFORE YOU DIG 811

0 80' 160'
1" = 80' (HORIZONTAL)

PROJ NO: 210231
ENG: EDR
DATE: 05/21/2024

SHEET TITLE
EXISTING DRAINAGE CONDITIONS

SHEET NUMBER
EX-1
19 OF 20

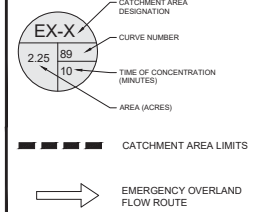


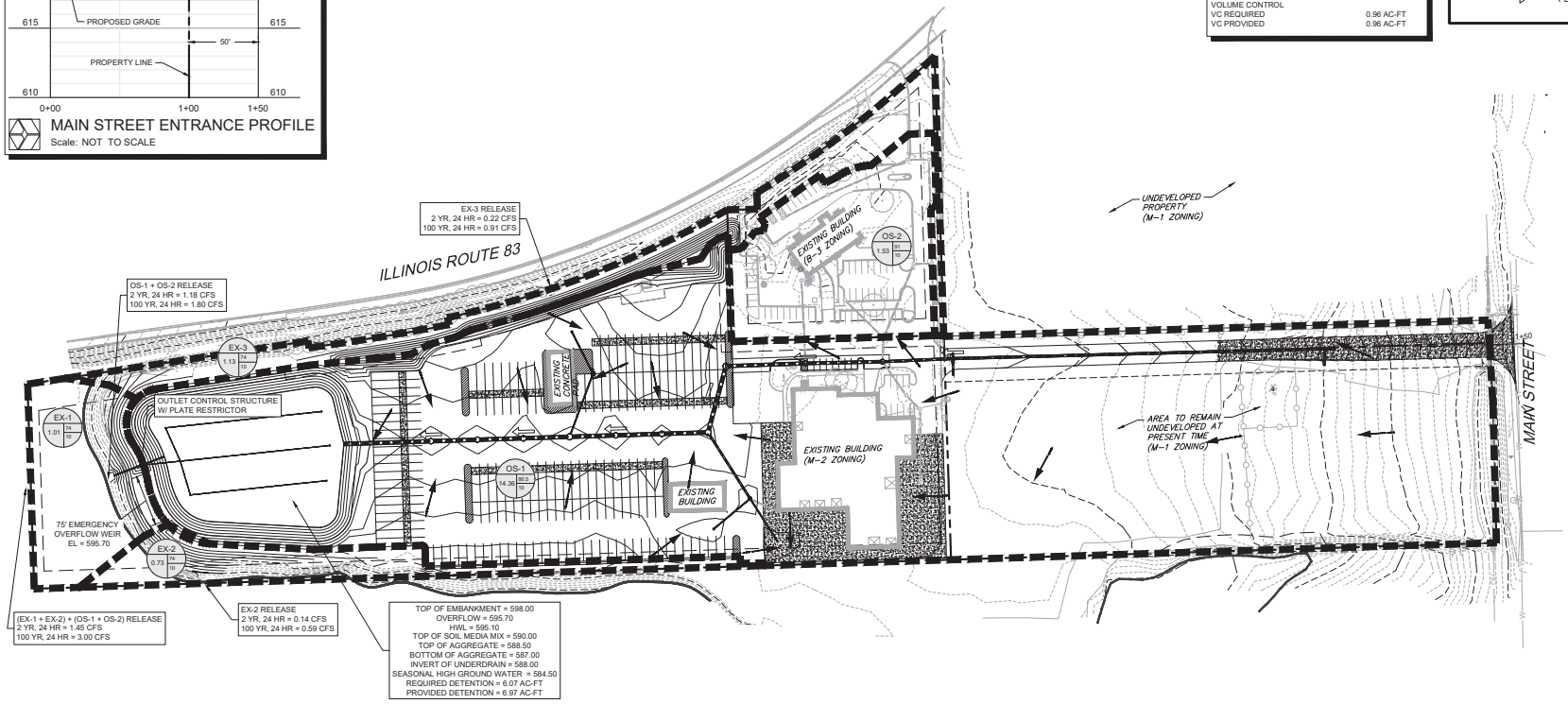
MAIN STREET ENTRANCE PROFILE
Scale: NOT TO SCALE

SHEET NOTES

PARCEL AREA	18.19 ACRES
DETENTION SERVICE AREA (DEVELOPMENT AREA)	14.36 ACRES
AREA DETAINED	14.36 ACRES
COMPOSITE CN	93.17
MWRD ADJUSTED CN	86.51
MWRD RELEASE RATE	0.30 CFS/AC
LEMONT RELEASE RATE	0.15 CFS/AC
ALLOWABLE RELEASE RATE	2.15 CFS
OFFSITE TRIBUTARY BYPASS AREA:	1.53 AC
% OF IMPERVIOUS DEVELOPMENT AREA TO VOLUME CONTROL FACILITY:	100%
DETENTION	
VOLUME REQUIRED	6.07 AC-FT
VOLUME PROVIDED	6.97 AC-FT
VOLUME CONTROL	
VC REQUIRED	0.96 AC-FT
VC PROVIDED	0.96 AC-FT

LEGEND





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PROPOSED IMPROVEMENT PLANS FOR
STATE EXPRESS INC.
NORTHWEST CORNER OF IL ROUTE 83 AND MAIN STREET
LEMONT, IL

811 JULIE CALL BEFORE YOU DIG 811

0 80' 160'
1" = 80' (HORIZONTAL)

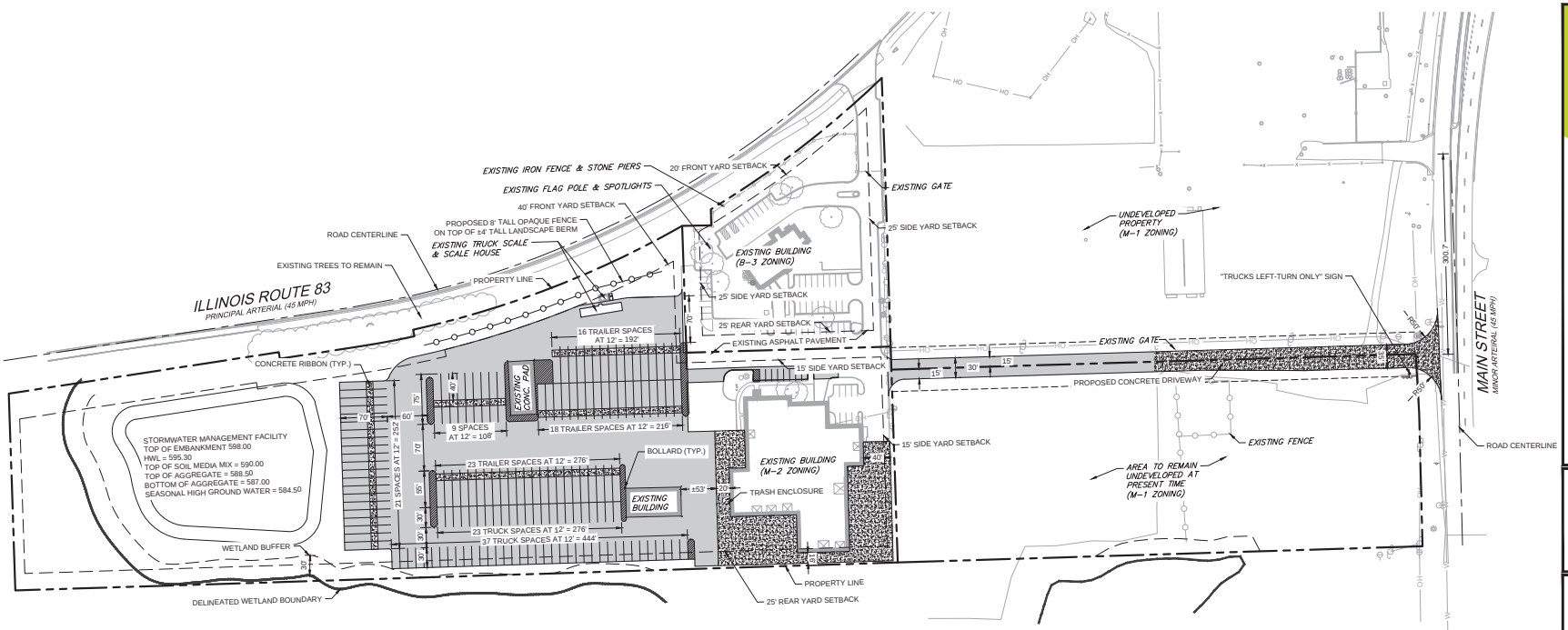
PROJ NO: 210231
ENG: EDR
DATE: 05/21/2024

SHEET TITLE
PROPOSED DRAINAGE CONDITIONS

SHEET NUMBER
PR-1
20 OF 20

EXHIBIT D

Site Plan



SITE DATA TABLE			
	BUSINESS DISTRICT (B-3)	MANUFACTURING (M-1)	MANUFACTURING (M-2)
SITE AREA (ACRES)	2.03	10.93	5.23
SITE AREA (SQ. FT.)	88,210	476,113	227,679
FRONT YARD SETBACK (FT.)	20 FT	30 FT	40 FT
SIDE YARD SETBACK (FT.)	25 FT	15 FT	15 FT
CORNER YARD SETBACK (FT.)	30 FT	25 FT	50 FT
REAR YARD SETBACK (FT.)	25 FT	25 FT	25 FT

SITE PINS:

22-14-401-027-0000
22-14-401-030-0000
22-14-401-031-0000

LEGAL DESCRIPTION:

PARCEL 1 (M-1 ZONING):

THE WEST 1/2, AS MEASURED ON THE NORTH AND SOUTH LINES, OF THAT PART OF LOT 2 OF DOOLIN AND KIRK'S RESUBDIVISION OF THE EAST 404.7 FEET OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 AND OF THE SOUTH EAST ¼ OF THE SOUTH EAST ¼ (EXCEPT THEREFROM LOTS 1, 2, 3, 4 AND 5 OF CHRISTIAN BOE'S SUBDIVISION OF CERTAIN PARTS THEREOF) OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST O FTHE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED, OF SAID DOOLIN AND KIRK'S RESUBDIVISION ON AUGUST 30, 1889 AS DOCUMENTS NUMBER 1149383, IN BOOK 37 OF PLATS, PAGE 18, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SAG-LEMONT ROAD 300.00 FEET WESTERLY OF THE SOUTH EAST CORNER OF SAID LOT 2, AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 2; THENCE NORTHERLY ON A LINE PARALLEL TO THE EAST LINE OF SAID LOT 2, A DISTANCE OF 851.40 FEET TO THE NORTH LINE OF SAID LOT 2, BEING ALSO THE NORTH LINE OF THE SOUTH ½ OF THE SOUTH EAST ¼ OF SAID SECTION 14; THENCE WETERLY ALONG SDAID NORTH LINE, A DISTANCE OF 578.94 FEET TO THE EAST LINE OF THE COMMONWELTH EDISON COMPANY RIGHT OF WAY; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID COMMONWEALTH EDISON COMPANY RIGHT OF WAY A DISTANCE OF 848.63 FEET TO THE CENTER LINE OF SAG-LEMONT ROAD, BEING ALSO THE SOUTH LINE OF SAID LOT 2; THENCE EASTERLY ALONG SAID CENTER LINE A DISTANCE OF 578.2 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFORM THAT PARCEL OF LAND CONDEMNED BY THE DEPATRTMENT OF PUBLIC WORKS AND BUILDINGS OF THE STATE OF ILLINOIS FOR AND ON BEHALF OF THE PEOPLE OF THE STATE OF ILLINOIS IN CASE NO. 69L13193 OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS) ALL IN COOK COUNTY, ILLINOIS

PIN: 22-14-401-027-0000

PARECL 2 (M-2 ZONING):

LOT 1 OF MENO'S SUBDIVISION OF PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 14, TWONSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2004 AS DOCUMENT 0436539088 IN COOK COUNTY, ILLINOIS

PIN: 22-14-401-030-0000

PARCEL 3 (B-3 ZONING):

LOT 2 OF MENO'S SUBDIVISION OF PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 14, TWONSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2004 AS DOCUMENT 0436539088 IN COOK COUNTY, ILLINOIS

PIN: 22-14-401-031-0000

LOCATION MAP



SECTION 14 TOWNSHIP 37N, RANGE 11E

0 80' 160'
1" = 80' (HORIZONTAL)

CAGE CIVIL ENGINEERING
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
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WWW.CAGECIVIL.COM

REVISIONS

PRELIMINARY IMPROVEMENT PLANS FOR
STATE EXPRESS INC.
NORTHWEST CORNER OF IL ROUTE 83 AND JOLIET ROAD
LEMONT, IL

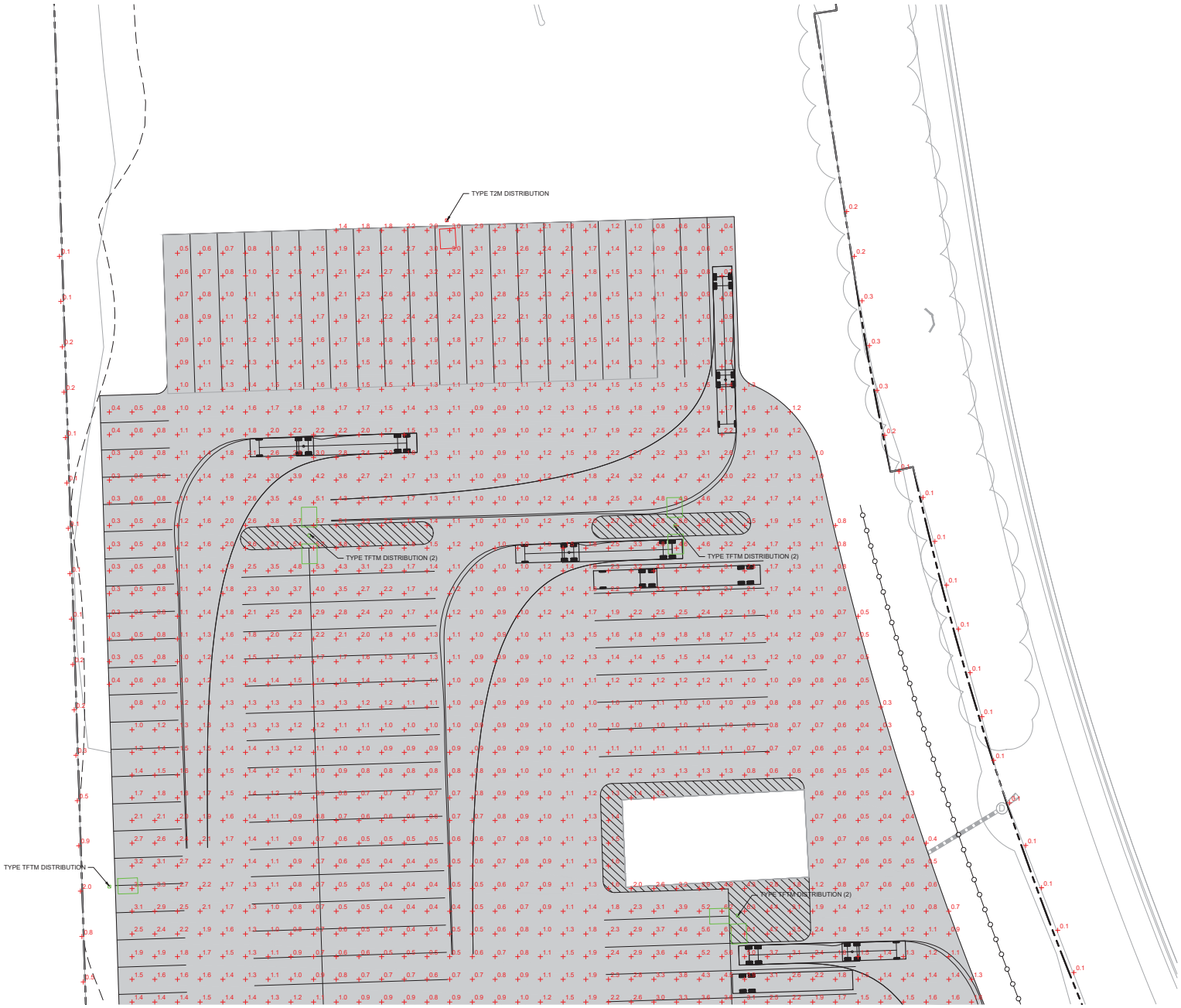
PROJ NO: 210231
ENG: KHH
DATE: 09/11/2024

SHEET TITLE
PLANNED UNIT DEVELOPMENT SITE PLAN

SHEET NUMBER
PUD-1
1 OF 1

EXHIBIT E

Final Lighting Plans



LIGHTING LEGEND

- LITHONIA LIGHTING DSX2 LED P3 40K 70CRI T4M LUMINAIRE MOUNTED 30' HIGH ON POLE (SINGLE ARRANGEMENT)
- LITHONIA LIGHTING DSX2 LED P3 40K 70CRI TFTM LUMINAIRE MOUNTED 30' HIGH ON POLE (SINGLE ARRANGEMENT)
- LITHONIA LIGHTING DSX2 LED P3 40K 70CRI TFTM LUMINAIRE MOUNTED 30' HIGH ON POLE (DOUBLE ARRANGEMENT - 180°)
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LIGHTING STATISTICS

PARKING LOT/DRIVE AISLES
AVERAGE: 1.7 fc
MAXIMUM: 6.7 fc
MINIMUM: 0.3 fc (0.15 fc - 0.60 FC PER CODE)
MAX/MIN: 22.3:1
AVG/MIN: 5.7:1

EAST PROPERTY LINE
MAXIMUM: 0.8 fc

SOUTH PROPERTY LINE
MAXIMUM: 3.3 fc

WEST PROPERTY LINE
MAXIMUM: 3.4 fc

NOTE: ALL CALCULATION POINTS ARE AT GROUND SURFACE

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
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CAGE CIVIL ENGINEERING

REVISIONS

1 02-20-2023 REVISED PER VILLAGE
2 01-26-2023 REVISED PER VILLAGE

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PRELIMINARY IMPROVEMENT PLANS FOR
STATE EXPRESS INC.
NORTHWEST CORNER OF IL ROUTE 83 AND JOLIET ROAD
LEMONT, IL

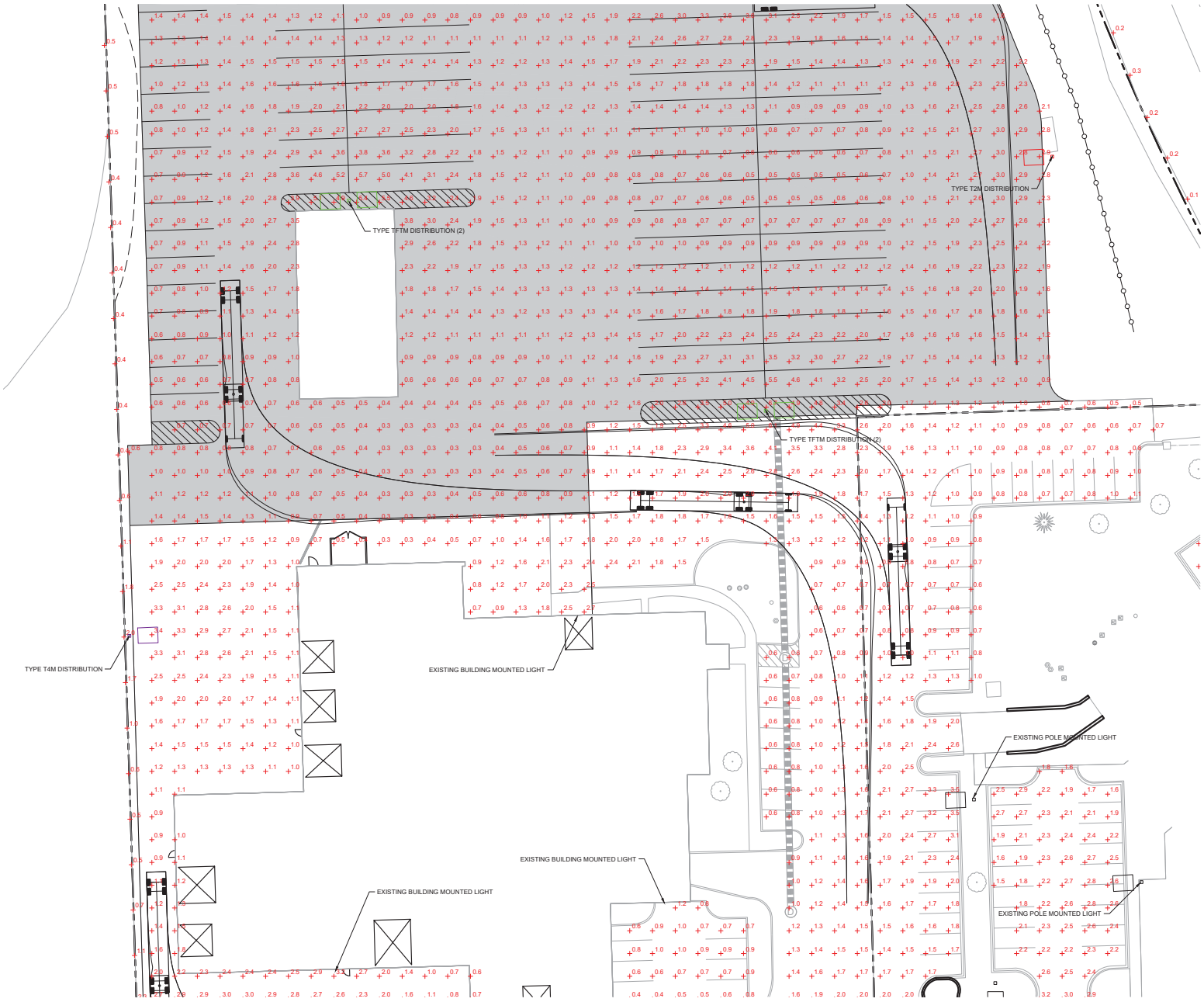
PROJ NO: 210231
ENG: KHH
DATE: 09.11.2023

JULIE CALL BEFORE YOU DIG 811

0 20' 40'
1" = 20' (HORIZONTAL)

SHEET TITLE
LIGHTING PLAN - NORTH

SHEET NUMBER
E1.0
1 OF 4



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- LITHONIA LIGHTING DSX2 LED P3 40K 70CRI T4M LUMINAIRE MOUNTED 30' HIGH ON POLE (SINGLE ARRANGEMENT)
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REVISIONS
02-20-2023 REVISED PER VILLAGE
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PRELIMINARY IMPROVEMENT PLANS FOR
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NORTHWEST CORNER OF IL ROUTE 83 AND JOLIET ROAD
LEMONT, IL

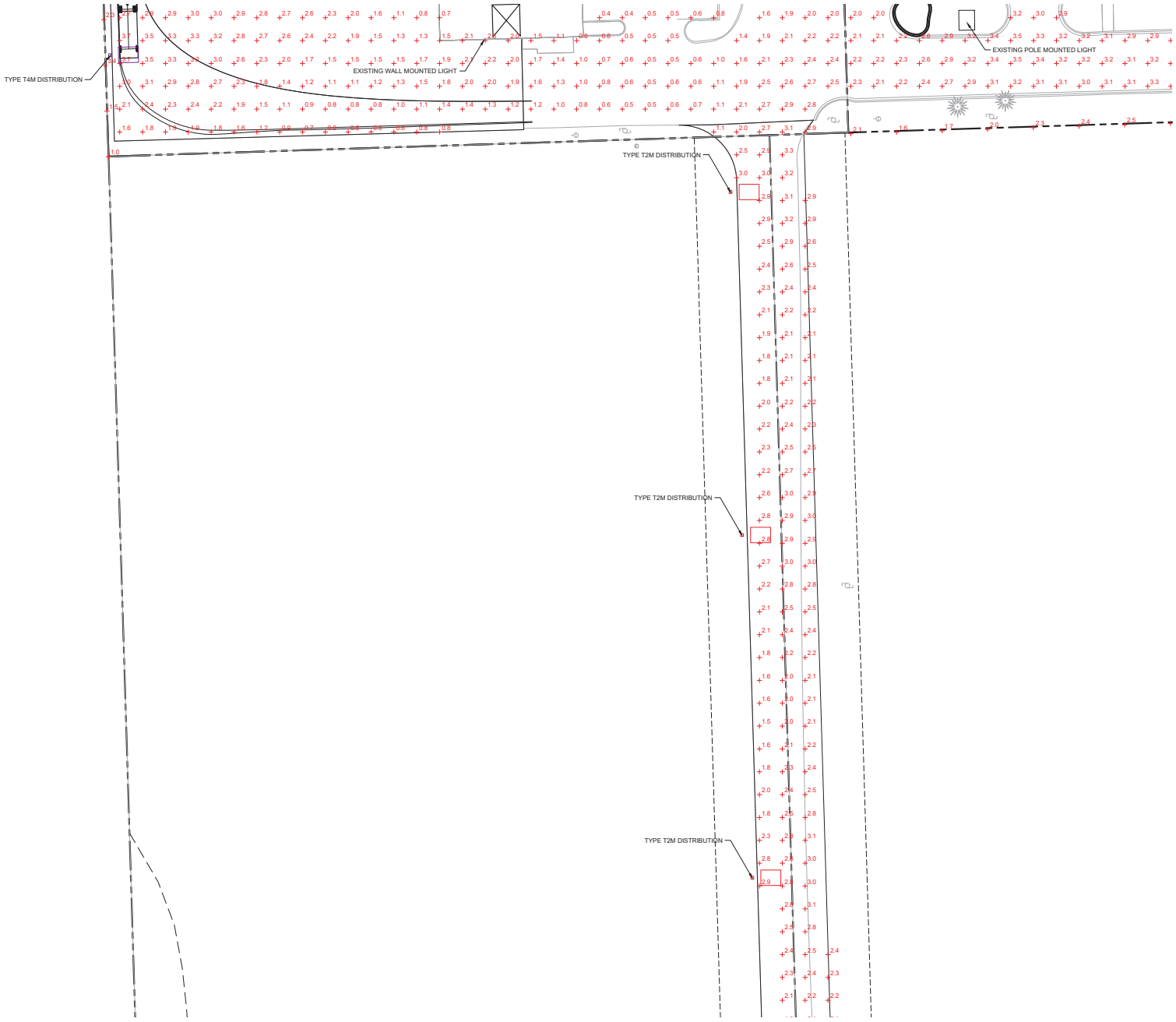
JULIE CALL BEFORE YOU DIG 811

0 20' 40'
1" = 20' (HORIZONTAL)

PROJ NO: 210231
ENG: KHH
DATE: 09.11.2023

SHEET TITLE
LIGHTING PLAN - NORTH CENTRAL

SHEET NUMBER
E2.0
2 OF 4



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PROJ NO: 210231
ENG: KHH
DATE: 09.11.2023

SHEET TITLE
LIGHTING PLAN - SOUTH CENTRAL

SHEET NUMBER
E3.0
3 OF 4

811 JULIE CALL BEFORE YOU DIG 811

0 20' 40'
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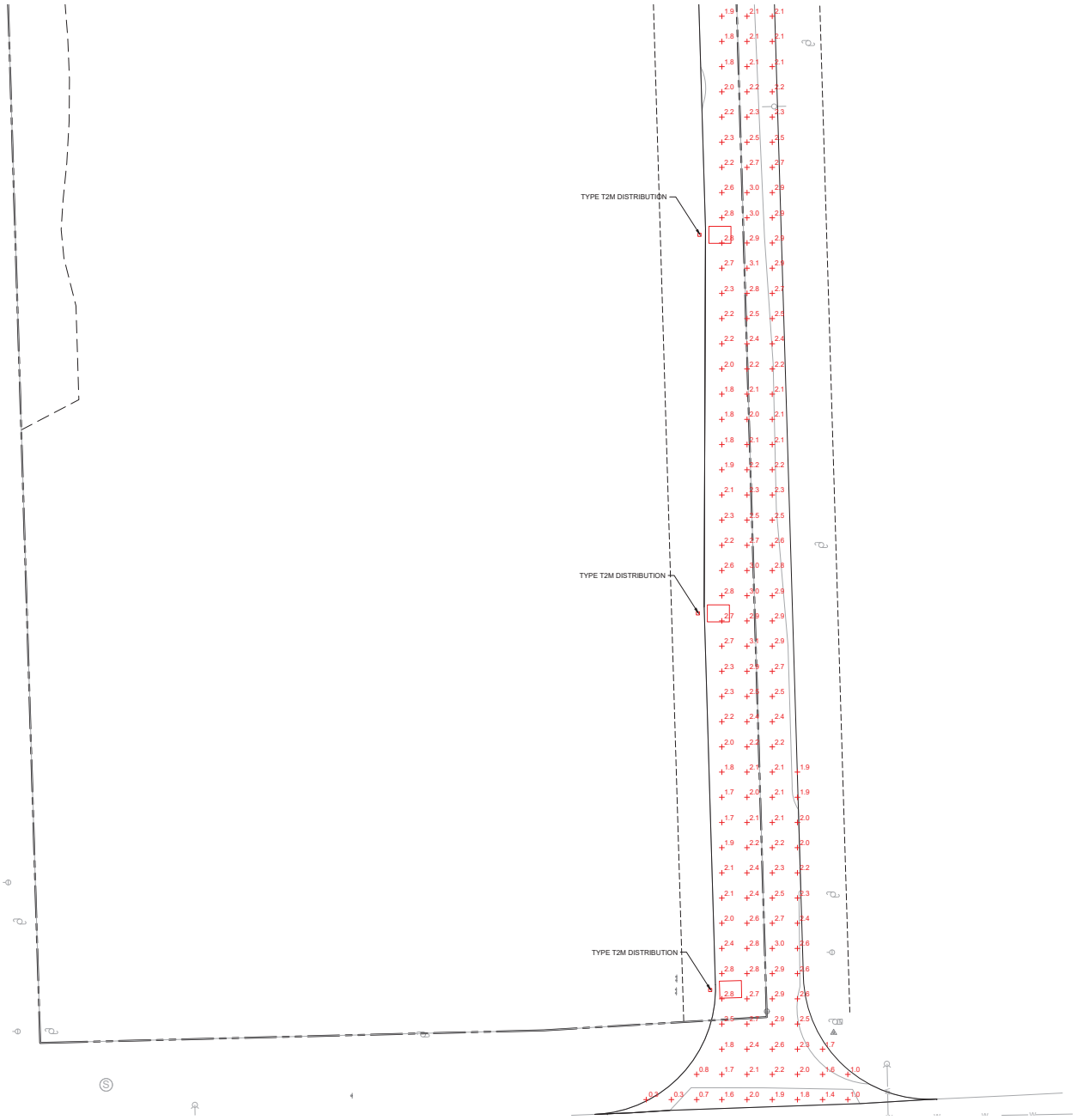

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ENG: KHH
DATE: 09.11.2023

SHEET TITLE
LIGHTING PLAN - SOUTH

SHEET NUMBER
E4.0
4 OF 4