Village of Lemont

PLANNING AND ZONING COMMISSION
December 3, 2025 – 6:30 PM
Village Hall - Village Board Room
418 Main Street, Lemont, IL 60439
AGENDA

I. CALL TO ORDER

- I.A Pledge of Allegiance
- I.B Verify Quorum
- I.C Approval of Minutes

II. CHAIRMAN'S COMMENTS

III. PUBLIC HEARINGS

- III.A Case 2025-24 Lemont Fire Protection District Station 1 PUD
- III.B Case 2025-25 Grand Prairie Water Commission (GPWC) Pumping and Water Storage Facility

IV. ACTION ITEMS

V. GENERAL DISCUSSION

VI. AUDIENCE PARTICIPATION

VII. ADJOURNMENT

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Approval of Minutes
DATE: December 3, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Draft November 2025 Lemont Meeting

Village of Lemont
Planning and Zoning Commission
Regular Meeting of November 5, 2025

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, November 5, 2025, in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Studebaker called the meeting to order at 6:31 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:
Present: Cunningham, McGleam, O'Connor, Pawlak, Shumrak, Zolecki, Studebaker
Absent: None

Community Development Director Jason Berry, Consulting Planner Jamie Tate, Village Trustee Ron Stapleton, and Village Attorney Kevin Sterk were also present.

C. Approval of Minutes

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to approve the minutes from the October 1, 2025, meeting with no changes. A roll call vote was taken:
Ayes: McGleam, O'Connor, Cunningham, Pawlak, Shumrak, Zolecki, Studebaker
Nays: None
Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Studebaker greeted the audience and welcomed Commissioner Shumrak to the Commission. He then asked anyone who was planning on speaking to please stand and raise his/her right hand. He then administered the oath.

III. PUBLIC HEARINGS

A. CASE 2025-20 – 113 HOLMES SPECIAL USE

Chairman Studebaker called for a motion to open the public hearing.

Commissioner Cunningham made a motion, seconded by Commissioner Zolecki to open the public hearing for Case 2025-20. A roll call vote was taken:
Ayes: Cunningham, Zolecki, McGleam, O'Connor, Pawlak, Shumrak, Studebaker
Nays: None
Motion passed

Chairman Studebaker asked for staff to provide an overview.

Staff Presentation

Jamie Tate, Consulting Planner, said the applicant, Elvira Vela of V2 LLC, is requesting approval of a special use to allow a contractor office and warehouse storage facility located at 113 Holmes Street in the downtown district. A contractor's office is listed as a special use in the downtown district. With a special use, sometimes the Village will want to take a strict look at potential influences on neighboring uses, parking, or public facilities when reviewing them on a case-by-case basis. The property contains a 6,250 square foot mixed-use building. It has a 4,400 square foot warehouse, a 677 square foot mezzanine, and a 1,000 square foot office area with a private restroom. There is a separate two-bedroom residential unit that is approximately 1,000 square feet that occupies part of the building, but it is not a part of this request.

V2 LLC has been in business for less than a year. They signed a two-year lease for this location. The proposed use will serve as a logistics dispatch office with light indoor storage of equipment, trailers, and boxes. All vehicles that are dispatched will be parked offsite in a location in Indiana. The office area will accommodate administrative staff and daily operations, including dispatch coordination, logistics management, and customer service. The surrounding land use is generally the downtown district. To the north are Bella Estrada and Talcott townhomes. To the south is the downtown district as well, with a multi-family building and vacant land across the railroad tracks and Main Street. To the east is R-3, where Grace View Senior Living is located. Lastly, to the west is an industrial office-type building.

Mrs. Tate stated the existing 6,250 square foot building was constructed in 1984 and was originally occupied by DuPage Pump. The building was purchased in March 2025 by a company called Lemont Luxury Living. They have expressed interest in redeveloping this 0.76-acre site into a multi-family mixed-use development. They did have an initial meeting with the Village. Following that meeting, the new owner did enter into a one-year lease with the residential tenant and two-year lease with the applicant while they undergo development plans. The Comprehensive Plan in the downtown shows the area as mixed-use. It is expected to have a mix of commercial, residential, institutional, and governmental uses, emphasizing compatibility. The Plan also talks about minimizing off-site impacts and neighboring properties.

In the UDO for special uses, the Commission will want to take a look at parking. The Villages downtown parking requirements have to do with the size of the lot. Anything that is over a half acre does require parking. Anything under a half-acre does not require parking. Since it is over a half acre, what is required is one parking space per thousand square feet of gross floor area. The size of this building would require six parking spaces to be on-site. There is plenty of room for parking, but it is not striped at this time. This could be a condition of the special use, but the use is likely temporary and will hopefully be redeveloped.

Mrs. Tate said in the UDO, there is a list of standards that the Plan Commission must consider. A couple of them do not apply in this situation, but one, two, and three do. The proposed logistics office and warehouse use is anticipated to have storage and operate indoors with limited public or customer traffic. The parking demand is expected to be low and can be accommodated within that paved area. The use is expected to be temporary while the property owner prepares a redevelopment plan. The process provides an opportunity to impose time limits and operational conditions that safeguard the long-term goals of the downtown district and protect the nearby residential areas.

Consideration for conditions that may come out of this process could be granting it solely to V2 LLC, so there is no chance for subleasing. The special use approval is not transferable without any additional approval or public hearing. Consider striping for the six off-street parking spaces that are required by the code. Also stated in the ordinance, all equipment, trailers, and materials shall not be stored outside the building and must be inside. No operations with the use may be conducted outdoors at all. No truck parking, loading, or non-dispatch operations shall occur. Vehicles shall continue to be dispatched and parked offsite. Limit the special use approval to the lease terms. Any request for extensions shall require reapplication and review by the Plan Commission and Village Board. Lastly, making sure that the building and site are kept in good repair, free of debris, discarded materials, and abandoned items. This concludes staff's presentation.

Chairman Studebaker asked if any of the Commissioners had any questions for staff.

Commissioner McGleam asked when DuPage Pump had a special use to occupy that contractor's office.

Mrs. Tate stated they did not have a special use, and the zoning has changed over the years. The special use for contractor's offices is a more recent modification that has been made to the UDO in the last two years. It used to be allowed. Contractor's office with outdoor storage is not allowed in the downtown at all.

Commissioner McGleam said the proposed use and what it has been used for in the past are not significantly different.

Mrs. Tate stated not significantly. The proposed use is a lighter intensity use than that of the DuPage Pump.

Commissioner Zolecki asked if the proposed use dictated the six off-street parking spaces.

Mrs. Tate said the six spaces are required by the UDO. The downtown district requires six parking spaces, and they have plenty of parking on the site.

Commissioner Zolecki stated that whether this is temporary or not, it would still be required as basic code compliance. He would assume that one of those spaces would need to be ADA accessible.

Mrs. Tate said yes, they would.

Commissioner Zolecki stated he thinks it is a basic requirement to meet code.

Commissioner O'Connor asked if the property maintenance is directed to the landlord or the tenant.

Mrs. Tate said it would be to the landlord because it would be part of the property.

Chairman Studebaker asked if the applicant could come up to the podium.

Applicant Presentation

Elvira Vela stated she did not have anything to add.

Javier Lazaro said he represents V2 LLC and can answer any questions.

Commissioner Cunningham stated that the storage area will be used for light storage, and specifically trailers and boxes, but the facilities are not being used for any shipping at all. He asked if he could explain what the light storage boxes and trailers imply.

Mr. Lazaro said there are equipment trailers there, and the boxes are going to be inventory. It will not be a constant movement of picking up boxes and moving out.

Chairman Studebaker asked if the vehicles could be stored inside.

Mr. Lazaro stated yes. Their main intention is to put everything inside and nothing will be visible on the outside besides the employee parking.

Commissioner McGleam asked what kind of vehicles they would be storing.

Mr. Lazaro said they will be equipment trailers. The trailers would have been like a bobcat or construction-type equipment.

Commissioner Cunningham asked how often it would be going in and out of the building.

Mr. Lazaro stated that maybe once a week. Their other building in Indiana stores everything that they have out there. They are trying to push more into the unincorporated Will County side. This is more for the over-inventory that they have.

Commissioner Cunningham asked where the overage inventory comes from.

Mr. Lazaro said they are running out of space in their Indiana location. They have a different building in unincorporated Will County, right off of New Avenue, that they are renting as well. That is where most of that stuff is going to. This is just made for equipment trailers or an enclosed cargo trailer.

Commissioner McGleam asked if they are a construction contractor or a logistics.

Mr. Lazaro stated that it is both construction and logistics. They do maintain the landscaping as much as they can for the owner. As far as the items that need to be picked up on the property that would have to be a letter referring to the owner specifically, because he is thinking that they are responsible for the whole unit to maintain.

Chairman Studebaker said that it needs to be worked out.

Commissioner Cunningham asked if there is enough room inside the building for all of the construction equipment.

Mr. Lazaro stated yes, it is.

Chairman Studebaker asked if there were any further questions from the Commission for the applicant. None responded. He then asked if there was anyone in the audience who wanted to speak in regard to this public hearing.

Public Comment

Mrs. Tate then read a letter that was submitted and made part of the public record from the Bella Strada and Talcott HOA and Residents.

Michael Friedrich was sworn in and said he is the president of Bella Strada HOA. The only concern he would have is that they do not know the name of the business or what kind of business it is. He looked up V2 LLC in Indiana, and it is a freight company. He does not want to have trucks coming in and out daily, which can create a traffic issue. The parking is an issue downtown, especially on weekends and concert nights. The previous business was quiet, with one truck daily. He is concerned about noise and traffic.

Laura Reigle stated that this is an advisory board that does not vote on the issue. She asked why the advisory board is holding the public hearings and they are not being held with the Village Board.

Kevin Sterk, Village Attorney, said the purpose of this Commission is to evaluate the applications, and then they make a recommendation to the Village Board. The Commission is here to listen to the applicants, and anyone who wants to speak regarding the public hearing is allowed to have their voice heard. The Commission will form an opinion from there and make a recommendation to the Village Board, who will make the final decision from there.

Ms. Reigle asked if the Village Board was going to have a public hearing so they could hear from the public directly themselves before they vote.

Mr. Sterk stated yes, and the public can submit their comments prior to the meeting, just in case they are not able to make it to the meeting.

Jason Berry, Community Development Director, said this is the public hearing for this case. A public hearing in the State of Illinois says they notice in the newspaper that is distributed in town 15 to 30 days before a meeting. The Village of Lemont also requires, by local ordinance, that letters be sent to neighboring properties and that a sign be posted at the property. This case was on the agenda for last month, but they got word that the public notice for the hearing was not properly served, so they could not hold that hearing.

This was re-noticed properly pursuant to the State statutes. Her question was why the public hearing was held at a recommending body of the Planning and Zoning Commission and not held at the Village Board.

VA stated this is the hearing for public comment. Then the Village Board is going to act based upon the recommendation that they receive from this Commission this evening.

Ms. Reigle said that in all of the meetings that she has attended for a lot of different municipalities, the public hearing is held directly before the Village Board. They are the ones who will ultimately be voting on that decision. It is usually not held with an advisory committee giving their recommendation to the Village Board, and the Board does not hear directly from the actual public.

VA stated he is not sure which municipalities she has attended. This is the standard process for how this occurs.

Chairman Studebaker said they want to hear the comments from the community and get them into the record.

Ms. Reigle stated that by doing it this way, it makes it look like the elected officials of the Village are not hearing the testimony given at the hearing directly themselves.

Chairman Studebaker said the Village Trustees will get a copy of staff's packet with the minutes from tonight's meeting, along with this Board's recommendation to make their decision.

John Kaminsky was sworn in and stated he represents the Talcott HOA. He asked if the Commission was aware of construction vehicles and the potential of equipment being parked in the facility. If the Commission was not aware of that, would that trigger a different type of filing?

Chairman Studebaker said it states that they will be storing trailers and equipment in the report.

Commissioner Cunningham stated that it also mentions that it is a contractor's office.

Mr. Kaminsky said he thinks this building hurts their property values. If you look at their townhomes in comparison with the rest of the Village, they are cheaper and there is a reason why. He believes this facility has a lot to do with that because it is not very well-maintained. He feels they should look at residential here. Two years is a long time, and

he is concerned about what could happen with the economy during that time. He is surprised they could not find someone to develop this property, especially the way things are being built around them.

Chairman Studebaker asked if there was anyone else in the audience who wanted to speak in regard to this public hearing. None responded. He then called for a motion to close a public hearing.

Commissioner McGleam made a motion, seconded by Commissioner Zolecki to close the public hearing for Case 2025-20. A roll call vote was taken:
Ayes: McGleam, Zolecki, Cunningham, O'Connor, Pawlak, Shumrak, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Chairman Studebaker asked after the two years what happens.

Mrs. Tate stated the special use would be for the same time as the lease. Once the lease is over, the special use is done. At that time, they would have to reapply and go through this process again. There are a lot of ways it could be written if the Commission wanted to allow for an extension. Staff had a conversation with the owners within the last week, and they are planning to redevelop the property.

Chairman Studebaker said he likes that it is temporary until they can get things done. After a year and a half it will have to come back to this Commission, or it will not continue. He asked if there were any further comments or questions from the Commission. None responded. He then called for a motion for a recommendation.

Plan Commission Recommendation

Commissioner Zolecki made a motion, seconded by Commissioner McGleam to recommend to the Mayor and Board of Trustees approval of Case 2025-20 – 113 Holmes Special Use with staff's recommendations with the following clarification:

1. Use Restriction: The special use is granted specifically for V2 LLC. The space shall not be subleased, and the special use approval is non-transferable to another tenant or business without Village review and approval.
2. Parking Compliance: Stripe and maintain a minimum of six off-street parking spaces within the paved area on site in accordance with UDO requirements.

3. Indoor Storage & Operations: All equipment, trailers, and materials shall be stored within the building. No operations associated with the use may be conducted outdoors.
4. Truck Activity: No truck parking, loading, or non-dispatch operations shall occur on-site. Vehicles shall continue to be dispatched and parked off-site as represented in the application.
5. Temporary Approval: Limit the term of the special use approval to the duration of the applicant's lease (two years) or until redevelopment approvals are granted, whichever occurs first. Any request for extension shall require reapplication and review by the Planning and Zoning Commission and Village Board.
6. Property Maintenance: The building and site shall be kept in good repair and free of debris, discarded materials, and miscellaneous outdoor items (e.g. abandoned personal items, material stockpiles) for the duration of the use. Landscaping and paved areas shall be maintained in a neat and orderly condition.

A roll call vote was taken:
Ayes: Zolecki, McGleam, Cunningham, O'Connor, Pawlak, Shumrak, Studebaker
Nays: None
Motion passed

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to authorize the Chairman to approve the Findings of Fact for Case 2025-20 as prepared by staff. A roll call vote was taken:
Ayes: McGleam, Cunningham, O'Connor, Pawlak, Shumrak, Zolecki, Studebaker
Nays: None
Motion passed

B. CASE 2025-22 – OAK TREE HOA FENCE VARIATION

Chairman Studebaker called for a motion to open the public hearing.

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to open the public hearing for Case 2025-22. A roll call vote was taken:
Ayes: McGleam, Cunningham, O'Connor, Pawlak, Shumrak, Zolecki, Studebaker
Nays: None
Motion passed

Chairman Studebaker asked for staff to provide an overview.

Staff Presentation

Mrs. Tate said Oak Tree Homeowners Association, representing 40 property owners of the Oak Tree subdivision, has requested a variation from Section 17.12.030 of the Lemont UDO. It is to allow an eight-foot privacy fence along Archer Avenue fronting

the Oak Tree subdivision. The maximum height that is allowed in a residential zoning district is six feet, and the proposed fence would replace a six-foot-high fence within a landscape easement that is maintained and owned by the HOA.

The HOA sites increased traffic, noise, and visibility along Archer Avenue as justification for the additional height. Over two-thirds of their membership approved the improvement through a vote that would be required by their bylaws. The subdivision fence is owned, installed, and maintained by the HOA, but it is located on private property within their 10-foot landscape easement. There are 40 homes and property owners in the subdivision. Eleven properties front and are part of the variance request that have the rear frontage against Archer Avenue.

Mr. Tate stated that the property is surrounded by Cog Hill Golf Course. The subdivision is just southwest of the entrance into the golf course. To the south is unincorporated R-3 in Cook County, which is a residential district. Oak Tree subdivision is a single-family residential development. It is zoned R-4 and was platted in 1996. It includes a landscape easement along Archer Avenue that serves as the buffer between the residential lots and the roadway. The HOA is responsible for maintaining this easement, including the privacy fence and associated landscaping.

Looking at the code, the maximum height is six feet. The limitation is that it can balance privacy, aesthetics, and neighborhood character. Also, it prevents the creation of an overly tall or imposing barrier. It is sufficient enough to provide privacy screening under a typical residential condition. The eight-foot fence abutting the busy corridor exceeds the UDO requirements. The rear yard is heavily landscaped with mature landscaping that effectively screens the fence from public view. The additional height would therefore have no visual impact on the corridor or the surrounding properties.

Mrs. Tate said staff did look at other municipalities as well. There are some that allow up to eight feet when a residential district abuts a higher intensity edge, like a busy corridor or non-residential district. In other communities, it would be more on a case-by-case basis through a variance. The Plan Commission has to look at the standards for variations when making a recommendation. She then read what those standards are. The applicant feels that the variation request is in harmony with the UDO because they are seeking to protect public health, safety, and welfare, and ensure adequate privacy and protection of the established neighborhood. It may reduce noise and other impacts that would be associated with the highly traveled corridor. The fence should not affect any light, air, or access. It should not alter the established character of the neighborhood due to the existing landscaping that effectively screens the fence from public view. The

increased height does respond to improve the privacy and livability for the residents without altering the residential character or creating adverse visual impacts.

Staff received an email that was given to the Plan Commission stating that not everybody within the Oak Tree subdivision appears to be in favor of this height variance. Questions have been raised regarding the HOA's authority to apply for the variance versus that of individual property owners. The Village did consult their attorney, who is available tonight, and was advised that as long as the HOA obtained a favorable vote in accordance with their own bylaws, they may act as the authorized applicant for this variation request. The Plan Commission's role is limited to evaluating the requests under the standards of the UDO. The Village does not administer or enforce any HOA government's procedures. Approval of this variation, if granted, would authorize, but not require, installation of the eight-foot fence on Archer Avenue. If the Plan Commission recommends approval, staff has some conditions that should be included in the motion. One is that the eight-foot portion only applies to the portion of the fence that is along Archer Avenue. Lastly, the existing vegetation that is there should remain and stay in its current condition. If there is any sort of removal of the landscaping, then it should be replaced. This concludes staff's presentation.

Chairman Studebaker asked if there were any questions from the Commission for staff.

Commissioner McGleam stated in the letter they received, on page one, the homeowner commented about the homeowner's titles being dinged with this variance. He asked if there were any adverse impacts on a property owner's title for a fence variance.

Mrs. Tate said no, and the Village does not record variances.

Commissioner McGleam asked if the fence was proposed to remain in the landscape easement.

Mrs. Tate stated yes. There is already an existing fence.

Commissioner Cunningham said there is no way the existing vegetation can stay there while the new fence is put up. A vast majority of that has to come down to put up any fence up there. He is not sure if it should be a recommendation.

Mrs. Tate said she does not have a survey of where the landscaping sits. She is assuming that it is mostly towards Archer Avenue. So it would be maintaining that as much as possible.

Trustee Stapleton stated that the original PUD insisted that they put in an emergency exit. He asked if that emergency exit in the fence was going to remain.

Mrs. Tate said it should be, but it could be a condition.

Chairman Studebaker asked if there were any further questions from the Commission. None responded. He then asked if there was someone from the HOA who would like to address the Commission.

Applicant Presentation

Steve Foli stated he is the acting president of the HOA. Staff did a great job of summarizing the request. They are trying to combat the increased traffic that they have seen on Archer Avenue over the years. There seems to be more trucks and motorcycles than there used to be.

Chairman Studebaker confirmed that they are replacing the old fence with a new one, but it will be eight feet high.

Mr. Foli said yes, and they will include the emergency gate.

Commissioner McGleam asked if it would be located where the existing fence is located.

Mr. Foli stated yes.

Commissioner Shumrak asked how old the existing fence is.

Mr. Foli said they have been there since 1996, and the fence that is there today is the second fence. This one has been there for 18 years. It will be a similar cedar fence.

Commissioner Pawlak asked if cedar was chosen for sound.

Mr. Foli stated there were alternative proposals put before their membership, and the cedar was what was voted on.

Chairman Studebaker asked if there were any further questions from the Commission for the applicant. None responded. He then asked if there was anyone in the audience who wanted to speak in regard to this public hearing.

Public Comment

Maureen Daugherty said she is a resident of Oak Tree Subdivision. She is one of the 11 homeowners who reside on the fence line. Her property is lined by 221 feet of the proposed fence, and it is in an area south of the entrance to Oak Tree subdivision. She is here to speak in opposition to the request for a variance to increase the height of their current fence. She was a previous board member on the Oak Tree HOA and led the process over the summer months to learn about the variance request process. She had spoken with staff at the Village in August and was told what was required to move forward with the process. They had attempted to get the approval of the 11 homeowners living on the fence line in order to request the variance. At that time, the Village was very clear in the requirement that 100% approval from those who lived on the fence line would be needed in order for them to move forward with the variance process.

There would be a lengthy process that would involve public hearings for each homeowner living on the fence line to speak about their undue hardship in needing a variance. They surveyed the homeowners, and they did not get 100% approval. That is when the association turned its attention to simply replacing the six-foot fence. A few of the angry homeowners who were very persistent insisted that the variance go forward, regardless of what the homeowners expressed. She had a follow-up meeting with the Village to make sure that they understood the process. On that day, it was confirmed that they had taken the correct steps in surveying those who lived on the fence line. She was told that the HOA is free to proceed without compliance, replacing the six-foot fence. If an eight-foot continuous fence is pursued, the Village could not legally process the application unless all impacted property owners participate.

Ms. Daugherty asked how they got here today. She has recently resigned from her position on the Oak Tree HOA. In the last few weeks, there has been a lot of activity between these persistent homeowners and Village personnel in hopes of expediting the process and circumventing the homeowners who live on the fence line. The HOA is guided by language in its bylaws. She has had contact with the HOA attorney throughout the summer to ensure that they were interpreting the declaration correctly. In August, when they were finalizing the details on whether or not they could move forward with the variance, the attorney made it clear that they needed to ensure the agreement of the 11 homeowners. The declaration indicates that the fence is not located on the HOA's owned common area. The fence is located on individual lots within a landscape easement area. She provided the declaration to the Commission.

The language in that declaration provides the HOA with a clear responsibility to maintain the fence and the landscaping within this easement area on these individually owned lots. As the HOA does not own the easement, it cannot be formally recognized to represent the

homeowners who live on the fence line. The homeowners in the Oak Tree subdivision, who live along the fence line, have already spoken against this variance. If this hearing is truly about undue hardship, then she can speak as a homeowner that there has been no sound study or scientific evidence presented to speak about the increase in traffic noise.

Ms. Daugherty stated she worked with IDOT to reduce the speed limit to 45 miles per hour in 2023. In her conversations with staff, it was mentioned that raising the height of the fence may lessen some traffic noise to the actual homeowners on the fence, but it would bounce the noise further into the subdivision. She asks that the Commission uphold the ordinance that requires the consent of all homeowners living on the fence. She believes that there is enough information here for the Commission to deny this request.

Commissioner McGleam asked if they could clarify what they are evaluating this evening.

Mrs. Tate said the Commission is evaluating the variance for an eight-foot fence in the easement applied for by the HOA.

Commissioner McGleam stated it is limited to the appropriateness of an eight-foot fence rather than a six-foot fence, and it has no bearing on whether that fence was ever installed.

Mrs. Tate said that it is correct.

Commissioner Pawlak asked if it had any bearing on whether the HOA has the legal right to put the fence up.

Mrs. Tate stated the Commission is not making any determination on the HOA bylaws. This does not force anybody to put it in. The Commission is looking at whether an eight-foot fence should be allowed.

Chairman Studebaker asked if there were any further questions or comments. None responded. He then called for a motion to close the public hearing.

Commissioner Pawlak made a motion, seconded by Commissioner Zolecki to close the public hearing for Case 2025-22. A roll call vote was taken:
Ayes: Pawlak, Zolecki, Cunningham, McGleam, O'Connor, Shumrak, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Chairman Studebaker asked if the Commission had any further comments. None responded. He then called for a motion for a recommendation.

Plan Commission Recommendation

Commissioner Cunningham made a motion, seconded by Commissioner O'Connor to recommend to the Mayor and Board of Trustees approval of Case 2025-22 – Oak Tree HOA Fence variation with the following conditions:

1. The height of eight (8) feet shall apply only to the portion of the fence located along the rear property line adjacent to Archer Avenue. Any other fencing on the property shall comply with the maximum six (6) foot height limit and all other applicable provisions of the Unified Development Ordinance.
2. The existing vegetation along the Archer Avenue frontage shall be maintained in its current condition to preserve the established visual buffer and soften the appearance of the fence. Removal or significant thinning of the landscape screen should not occur unless replacement plantings are provided to maintain comparable coverage and screening value.

A roll call vote was taken:
Ayes: Cunningham, O'Connor, McGleam, Pawlak, Shumrak, Zolecki, Studebaker
Nays: None
Motion passed

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to authorize the Chairman to approve the Findings of Fact for Case 2025-22 as prepared by staff. A roll call vote was taken:
Ayes: McGleam, Cunningham, O'Connor, Pawlak, Shumrak, Zolecki, Studebaker
Nays: None
Motion passed

C. CASE 2024-03 – 609 ILLINOIS TOWHOME PRELIMINARY AND FINAL PUD

Chairman Studebaker called for a motion to open the public hearing.

Commissioner McGleam made a motion, seconded by Commissioner Zolecki to open the public hearing for Case 2024-09. A roll call vote was taken:
Ayes: McGleam, Zolecki, Cunningham, O'Connor, Pawlak, Shumrak, Studebaker
Nays: None

Motion passed

Chairman Studebaker asked for staff to provide an overview.

Staff Presentation

Mrs. Tate said the applicant, John Grele, with his architect Simon Batistich, is requesting re-approval of a preliminary PUD along with the final PUD and the final plat of subdivision for the property at 609 Illinois Street. The project consists of a four-unit townhome development that is on a 10,485 square foot parcel situated between Main Street and Illinois Street. It includes a final plat of subdivision that is dividing the properties to allow for the new lot. The proposal was previously reviewed and recommended for approval by the Plan Commission. It was ultimately approved by the Village Board in June 2024. However, that approval has expired.

The applicant is resubmitting the same plans for consideration with no changes to the building design, site layout, or landscaping. Since the previous approval, the applicant has obtained IDOT approval for access along Illinois Street. Re-approval of the preliminary PUD will reinstate the preliminary entitlements, also in conjunction with the final PUD, allowing the project to move forward to a site development permit, building permit, and eventual construction following compliance with staff's comments and conditions that have been placed.

Mrs. Tate stated the site is located one block north of Main Street at the intersection of Illinois and Grant. The surrounding area is a mix of mostly residential uses and commercial uses. The original PUD allowed the development of the four attached townhome units. The duplex-style building will have shared driveways fronting Illinois Street. The Plan Commission previously recommended approval with conditions placed within the ordinance. The design proposed is a two-story brick and siding building. Each unit has a two-car front-loaded garage. Architecture includes a combination of masonry and siding with rear decks and walkout basements.

While this layout was approved as part of the PUD, the front-loaded garage configurations and direct access onto Illinois Street were a deviation from the downtown district's urban design standards. The code and design objectives emphasize rear and alley-loaded parking. The subject site's topography has presented a design challenge for the applicant, resulting in a configuration that deviates from the Village code. The site does meet the minimum parking requirements with the garages that they have. The driveways leading to the garages are about 18 feet long. One condition that was a part of the Plan Commission’s recommendation was to provide a stacking exhibit that showed what maximum parking would be for the location. They did provide a kind of auto turn

with the second plans, but the sidewalk was not included in this plan. The driveways are 18 feet, and the typical length of a large car is 22 feet, so there will be overhang.

Mrs. Tate said there were approximately eight deviations from the code, which are part of this, too. In the code, it talks about attached garages that cannot be in line with the principal plane of a front elevation. They should be set back, and these are in line right at zero feet. There is no alley, so that would be an exception that was listed. Off-street parking should be behind the principal structure, but it is being located in front of the building. All instances of off-street parking shall be at least 10 feet from the public right-of-way. The street parking is right at the property line. Pedestrian scale elements were not met as part of this as well. A lot of the deviations are due to the code being very specific when it comes to form development. So a lot of them have to be put in there because of the style of the building.

Upon approval, it was requested that they provide a narrative as to why they could not meet the objectives and the design standards in the UDO. Also, to incorporate parkway trees in front of the property. Lastly, to provide an exhibit demonstrating the full capacity of vehicles parked in the driveways. In all preliminary PUDs, it states that if you do not apply for a final PUD within a year, your preliminary approvals lapse. The property owner came to the Village wanting to get started on the project in September, but the permit had already expired. They are asking for the same thing, except tonight they are asking for preliminary and final. A review was done that included comments from the UDO, engineering, landscaping, and fire district. She did get a response in a resubmittal from the applicant today that she has not looked at.

Mrs. Tate stated that on the new plans, she felt there was an inconsistency with the dumpster enclosure location between the landscape plans, engineering plans, and the site plan. There is a dumpster enclosure in the front yard that is adjacent to the sidewalk. It would be a visual obstruction when you are backing out of the driveways. Also, she is not sure if they want to approve a new development with dumpsters in the front yard. It will have to be removed or find another location on the site. The other condition is to address that comment from October 30th. They need to provide a final landscape plan to include parkway trees. They did obtain the IDOT permit, but the Village engineer made other comments about IDOT. Plus, obtain any further permits needed for site development or building permit issuance. This concludes her presentation.

Commissioner Zolecki said this Commission did not recommend approval. The vote was four to two against the proposal. It was because of some technicalities of how originally the design was going to be, and they were not going to see it. The applicant had some time to consider some different applications for the garage, which was completely

ignored in the application when it was brought before them. It was exactly the way it was before, based on that, the Commission denied the application. It is seemingly just consistent that it is the same thing as they saw the last time.

Mrs. Tate stated that the first notice was the incomplete application.

Commissioner Zolecki said staff worked hard to try to make recommendations to the applicant to address some of the concerns over the garage, none of which were taken into consideration for the application they saw in May of 2024. Therefore, they denied it.

Commissioner McGleam stated that based on staff's October 30th letter, it seems that there are still a bunch of outstanding comments. He is surprised that they are still outstanding after a whole year.

Mrs. Tate said she believes they were working on the IDOT approval. A lot of the comments stated what the deviations were from the original ordinance.

Commissioner McGleam asked why they are still looking at comments that have not been addressed.

Mrs. Tate stated she did get a resubmittal today, but she did not look at it.

Commissioner McGleam asked if there are any of these comments that are substantial enough that they need to continue this public hearing.

Mrs. Tate said the foundation landscaping can be added.

Commissioner McGleam stated that if you look at the engineer's comments, the information on stormwater is missing from the plan, and detention volume control is an important item.

Mrs. Tate said the confusion is because of the size of the site. MWRD is not triggered, but the Village has its own stormwater that has to be addressed.

Commissioner McGleam asked if all those comments have to be addressed before it goes to the Village Board.

Mrs. Tate stated yes, all comments have to be satisfied.

Commissioner Zolecki said that was Commissioner McGleam's point that they are here today because there was an expiration of time. He asked if it is not reasonable that all these conditions would be satisfied for presentation to this Commission, before they go before the Village Board.

Mrs. Tate stated that it is a question that can be asked of the applicant.

Chairman Studebaker asked if there were any further questions from the Commission for staff. None responded. He then asked the applicant to come up to the podium.

Applicant Presentation

Simon Batistich, architect for the applicant, said he does not have a landscape architect here this evening. Staff did send them a letter on the 30th, which was Thursday, with those items. They resubmitted and responded to every item that was listed on there, both with new drawings and with written comments. They would be happy to answer any of those questions. The reason for the delay was due to IDOT. Once they had preliminary approval, they went to IDOT. There were months of back and forth, not with changes, but just getting a response. They did not move forward on any other drawings or anything at that point until they knew they had approval. Once they got the approval, they came to the Village to find out what the next step was and they found out it had expired.

The dumpster enclosure was requested by the Village, but they can take it out due to sight lines. There was another exhibit that was submitted again today that was part of the Village Board, which shows the topography. There is no room on the sides or on the rear of the property. The property drops about 20 feet from the driveway to the rear yard. He asked if the Commission had any questions.

Commissioner McGleam asked if they could explain the stormwater control.

Krystian Ustupski, civil engineer, stated that these comments were just received a few days ago. The stormwater aspect has not been included in the latest plans. As far as the detention requirement, it does not meet the MWRD thresholds for detention. The ownership is less than three acres, but it does require volume control. Their intent is to obtain an MWRD permit and get that done as well. He will be in touch with the Village if there are any local detention requirements for the site. It could be difficult due to the topography, but they have the full intention of meeting any stormwater requirements that the Village might have.

Commissioner McGleam asked if they are going to MWRD if it is not required.

Mr. Ustupski said they will obtain a permit from MWRD for the volume control aspect of stormwater.

Commissioner Shumrak asked why the garbage cans could not go in the garages.

Mr. Batistich stated they do not have a problem with that.

Chairman Studebaker asked if there were any further questions from the Commission for the applicant. None responded. He then asked if there was anyone in the audience who wanted to speak in regard to this public hearing.

Public Comment

None responded.

Chairman Studebaker then called for a motion to close the public hearing.

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to close the public hearing for Case 2024-03. A roll call vote was taken:
Ayes: McGleam, O'Connor, Cunningham, Pawlak, Shumrak, Zolecki, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Chairman Studebaker asked if the Commission had any further comments. None responded. He then called for a motion for a recommendation.

Plan Commission Recommendation

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to recommend to the Mayor and Board of Trustees approval of Case 2024-03 – 609 Illinois Townhomes Preliminary and Final PUD and Plat with the following conditions.

1. All outstanding technical, planning, and engineering comments identified in the October 30, 2025, Comment Letter shall be addressed prior to Village Board consideration.
2. A Final Landscape Plan shall be submitted with the next application and shall include parkway trees and plantings consistent with Village standards.

3. All required permits from IDOT, MWRD, and IEPA shall be obtained prior to site development permit or building permit issuance.

A roll call vote was taken:
Ayes: McGleam, Cunningham, Shumrak, Studebaker
Nays: O'Connor, Pawlak, Zolecki
Motion passed

Commissioner Cunningham made a motion, seconded by Commissioner Shumrak to authorize the Chairman to approve the Findings of Fact for Case 2024-03 as prepared by staff with the following revision:

1. Prior approval by the Plan Commission was incorrect.

A roll call vote was taken:
Ayes: Cunningham, Shumrak, McGleam, O'Connor, Pawlak, Zolecki, Studebaker
Nays: None
Motion passed

D. CASE 2025-21 – 700 CZACKI STREET VARIATION

Chairman Studebaker called for a motion to open the public hearing.

Commissioner Cunningham made a motion, seconded by Commissioner Pawlak to open the public hearing for Case 2025-21. A roll call vote was taken:
Ayes: Cunningham, Pawlak, McGleam, O'Connor, Shumrak, Zolecki, Studebaker
Nays: None
Motion passed

Chairman Studebaker asked for staff to provide an overview.

Staff Presentation

Mrs. Tate said the applicant and property owner, Castletown Homes, has applied for a variation to allow for a detached garage in the R-4A single-family residential district at 700 Czacki Street. The garage will be accessed from Logan Street rather than the existing public alley. The subject lot is currently vacant and proposed to be developed with a new single-family home and detached garage. Section 17.07.020(F)(2) of the UDO states that if an existing alley provides access to the lot in question, then the detached or attached garages shall be accessed from this alley. The alley exists along the rear of the property. The applicant is requesting a variance from this requirement to permit street access to the proposed garage.

The proposed garage is approximately 24 by 22, which is 528 square feet. The garage will be utilizing an existing curb-cut and will feature architectural materials matching the

principal structure. It will maintain the required setbacks for detached structures in the R-4A district. The surrounding land uses and zoning are detached single-family homes entirely in the R-4A district. The size of the lot is about 6,600 square feet. The garage will meet the maximum requirements of 660 square feet. The lot does meet all of the minimum standards for R-4A.

Mrs. Tate stated the site was previously improved with a detached single-family home featuring a gravel driveway extending from Logan Street to the rear yard. The previous home was a one-story structure with a raised deck and was demolished in 2023. The property has remained vacant since that time. Aerial imagery back to 1998, shows that driveway in the alignment of the gravel driveway, but there was never a garage structure that appears on any aerial imagery. The Comprehensive Plan identifies this area as infill residential, which is in line with the Plan. The applicant states that topography, grade change, and the existing curb cut present a more practical option for them to connect from Logan Street.

The engineer and applicant did provide three different options for a garage placement. The preferred option is what is being presented this evening. They did show an opportunity for the garage to remain in the same location, but curve the driveway and have it accessed from the alley. Lastly, there was a garage that entered or exited into an alleyway. There is an existing house at 406 Logan Street that went through this process for a variation in 2020. They did get a side-loaded, attached garage instead of accessing from the alley.

Mrs. Tate said staff did look at the standards for variations in the code. The applicant did provide a description and reasoning from their engineer. The garage should not significantly alter the established character of the neighborhood. There is a mix of driveways going onto Logan Street. Garage access patterns in this area vary somewhat and do not follow a uniform orientation. The applicant did note that the variation would maintain a visual consistency on the block. It continues an existing non-conforming access condition. The alleged difficulty or hardship has not been created by the applicant. The difficulty could be attributed to the grade conditions, according to their engineer. However, the decision to construct the detached garage adjacent to the alley in that location while maintaining street access reflects a design choice by the applicant. They have stated that in any of the situations, retaining walls will have to be used.

If the Plan Commission is to consider recommending approval of the variance, staff requests that it be clear that any final plans should comply with any other provisions of the UDO except as approved in the requested variation. The second is to provide foundation landscaping or consider further enhancement of the Logan facing facade. The

third is preliminary grading, retaining walls, and drainage plan should be reviewed and approved by the Village engineer prior to the variation ordinance. She wants to make sure a little bit of the engineering is flushed out prior to going through the entire process. This concludes staff's presentation.

Chairman Studebaker asked if they were going to approve one of the three options.

Mrs. Tate showed which option the application was for this evening. This lot has been vacant since 2023, and there have been a lot of inquiries over the last two years from different developers. Castletown decided to go through with the purchase and contacted their engineers. This is the design that they really want to do.

Chairman Studebaker asked if there were any further questions from the Commission for staff. None responded. He then asked the applicant to come up.

Applicant Presentation

Matt Dunn, Lincolnway Engineering and Land Surveying, stated the Village asked them to install a sidewalk on Logan Street as part of this plan. While that can be done at this location, there is a 12% grade change, which is substandard. They did fit a sidewalk on there, but the walk has to step down about every 17 to 20 feet. The other issue is the home next door that has an attached garage, which has a fence that is close to the alley. The alley is about 16 feet wide and is pushed all the way to the west because of grading issues. There is about three feet of slope coming off the alley on their side. He is worried about trying to back out, they would hit the fence. They are planning on having a walk-out basement and want to have the backyard as usable as possible.

They are continuing the walk to the alley on the same alignment, but once they get across the driveway, they need to put the walk similar to the neighbor's. It would be a carriage walk on the street. There is a power pole there, and they don't want to dig a lot right there. There is an existing curb cut that they would like to reuse. The proposed plan would give them a better driveway and yard, but also provide better sight lines for people going in and out of the alley.

Chairman Studebaker said providing that walkway is very important. He asked if there were any questions from the Commission for the applicant. None responded. He then asked if there was anyone in the audience who wanted to speak in regard to this public hearing.

Public Comment

None responded.

Chairman Studebaker then called for a motion to close the public hearing.

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to close the public hearing for Case 2025-21. A roll call vote was taken:
Ayes: McGleam, Cunningham, O'Connor, Pawlak, Shumrak, Zolecki, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Chairman Studebaker asked if the Commission had any further comments. None responded. He then called for a motion for a recommendation.

Plan Commission Recommendation

Commissioner O'Connor made a motion, seconded by Commissioner Pawlak to recommend to the Mayor and Board of Trustees approval of Case 2025-21 – 700 Czacki Street variation, with the following conditions.

1. All final plans shall comply with the R-4A District and applicable provisions of the Unified Development Ordinance, except as modified by the approved variation.
2. Provide foundation landscaping and consider further enhancement of the Logan facing façade.
3. Engineering Review: Preliminary grading, retaining wall, and drainage plans shall be reviewed and approved by the Village Engineer prior to variance ordinance.

A roll call vote was taken:
Ayes: O'Connor, Pawlak, Cunningham, McGleam, Shumrak, Zolecki, Studebaker
Nays: None
Motion passed

Commissioner Cunningham made a motion, seconded by Commissioner O'Connor to authorize the Chairman to approve the Findings of Fact for Case 2025-21 as prepared by staff. A roll call vote was taken:
Ayes: Cunningham, O'Connor, McGleam, Pawlak, Shumrak, Zolecki, Studebaker
Nays: None
Motion passed

E. CASE 2025-23 – 13100 MAIN STREET ANNEXATION

Chairman Studebaker called for a motion to open the public hearing.

Commissioner McGleam made a motion, seconded by Commissioner Zolecki to open the public hearing for Case 2025-23. A roll call vote was taken:
Ayes: McGleam, Zolecki, Cunningham, O'Connor, Pawlak, Shumrak, Studebaker
Nays: None
Motion passed

Chairman Studebaker asked for staff to provide an overview.

Staff Presentation

Mrs. Tate said Albany Bank and Trust Company has applied for annexation of approximately 28.799 acres into the Village of Lemont with rezoning to M-2 General Manufacturing District. There is no development plan associated with the request at this time. The property consists of undeveloped land. However, the owner does intend to eventually improve the property with the construction of a warehouse, using the site for industrial purposes. If the property is annexed, then it would subsequently be developed and proceed as a PUD under the UDO, meeting the threshold requirement for development of 20 acres or more. PUDs go through a three-step process. The first step is a Technical Review Concept Plan review. Then they have a public hearing before the Planning and Zoning Commission, like today, with a recommendation. Lastly, the Village Board reviews, discusses, and votes. The annexation does ensure Village land use control and the application of zoning and development standards for any future site improvements.

The property is surrounded generally by M-2 and M-3 zoning. To the south, across Main Street, is Cog Hill and Palos Park. JB Hunt is currently under construction just to the west of this property on Main Street. The subject property consists of vacant land that is currently in unincorporated Cook County. Prior to the unincorporated status, it was within the municipal limits of the Village of Palos Park. It was disconnected from Palos Park in January 2023. It was included in Palos Park's Master plan adopted in 2020, and that site was identified by them as an industrial land use opportunity. The property owner's intent has consistently been to annex into the Village once de-annexed from Palos Park with an industrial land use classification.

Mrs. Tate stated the Comprehensive Plan does have this whole area as future land use for industrial. Annexation and rezoning to an industrial land use classification would be within our Comprehensive Plan goals. The purpose of the M-2 zoning district is to accommodate industrial activities that have moderate land use intensity and are located in

areas relatively remote from residential and prime retail development. Staff did take a look at the LaSalle factors, which are done whenever they do a rezoning case. The proposed M-2 zoning appears to be compatible with the surrounding land use pattern. Annexation and rezoning will ensure any future site development is subject to the Village's review through the planning development process. It would provide for appropriate design, buffering, and, at that time, community input. If there is a positive recommendation, there is the opportunity for a sunset clause. If there is no application for development within a couple of years, the annexation reverts to our default annexation, which is R-1. This concludes staff's presentation.

Chairman Studebaker said it looks like a flag lot.

Mr. Berry stated that all this property was owned by Cog Hill at one point. That is an annexation corridor. In order for the Village to annex property east of there, they annexed the north 300 feet. It is not a flag lot, but it was intentional.

Commissioner McGleam asked to see the permitted uses for M-2 zoning.

Mrs. Tate pulled up the use table.

Commissioner Cunningham asked if Cook Golf properties own anything else in the area.

Mrs. Tate said Cook Golf Companies sold it to the trust, so that was incorrect.

Chairman Studebaker asked if there were any further questions from the Commission for staff. None responded. He then asked the applicant to come up to the podium.

Applicant Presentation

Patrick Clancy, counsel for the petitioner, stated the beneficiary of the Land Trust is a gentleman named Jose Velez. He and his wife, Pilar, own and operate El Rey Seafood. El Rey Seafood is a distributor of frozen seafood to various grocery stores and restaurants in the Greater Chicagoland area. They have two facilities in Chicago, and they are looking to eventually expand to this area. There is no current plan for development. The reason for that is that a portion of this property is a wetland. Right now, they are working with the Army Corps of Engineers to see what can be developed. That could take about two years. El Rey Seafood is a true mom-and-pop business. There are 12 employees, and six are family. The entire family lives in the surrounding areas, and they look forward to working with the Village. In regard to the sunset clause, given the issues with

the Army Corps of Engineers, it is unlikely that a realistic plan would be developed within a year. They ask that it be removed.

Chairman Studebaker asked if there were any questions from the Commission for the applicant. None responded. He then asked if there was anyone in the audience who wanted to speak in regard to this public hearing.

Public Comment

None responded.

Chairman Studebaker then called for a motion to close the public hearing.

Commissioner Pawlak made a motion, seconded by Commissioner McGleam to close the public hearing for Case 2025-23. A roll call vote was taken:
Ayes: Pawlak, McGleam, Cunningham, O'Connor, Shumrak, Zolecki, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Mr. Berry said if the sunset clause is a concern for the Trustees, it will be addressed with an annexation agreement.

Chairman Studebaker asked if the Commission had any further comments. None responded. He then called for a motion for a recommendation.

Plan Commission Recommendation

Commissioner McGleam made a motion, seconded by Commissioner Zolecki to recommend to the Mayor and Board of Trustees approval of Case 2025-23 – 13100 Main Street Annexation and Rezoning with the following condition:
1. An annexation agreement is secured within one year.

A roll call vote was taken:
Ayes: McGleam, Zolecki, Cunningham, O'Connor, Pawlak, Shumrak, Studebaker
Nays: None
Motion passed

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to authorize the Chairman to approve the Findings of Fact for Case 2025-23 as prepared by staff. A roll call vote was taken:
Ayes: McGleam, Cunningham, O'Connor, Pawlak, Shumrak, Zolecki, Studebaker
Nays: None
Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

None

VI. AUDIENCE PARTICIPATION

Ms. Reigle asked if all annexations go before the Planning and Zoning Commission. She does not remember the Gas N Wash that was annexed coming before this Commission.

Commissioner McGleam said the annexation that they heard this evening came with a rezoning application.

Mrs. Tate stated that the rezoning triggers the public hearing. An annexation does not. The annexation is not reviewed by this Commission. The only thing they are recommending is the rezoning. The Village has a default zoning of R-1. If a property wants to be annexed into Lemont, it could, and it would default to R-1 zoning. The applicant this evening wants to build a manufacturing business in the future, so they were looking to change the zoning right away, along with the annexation. The Gas N Wash never requested to have it rezoned, so the property is zoned R-1.

Ms. Reigle said she requested to see the Lemont National Bank's annexation. The drawings she received from 1990 show that 97th Street and Lemont Road were part of the annexation. Lemont polices the area, but they do not salt the roads. She asked why Lemont does not maintain the roads.

Mr. Berry stated that every right-of-way may be within the Village limits, but that does not mean the Village has jurisdiction over those right-of-ways. The right-of-way may have jurisdiction from IDOT, the County, or Lemont Township. An example is 127th Street which is clearly within the Village of Lemont, but the maintenance responsibilities fall on Cook County or Archer Avenue with IDOT.

VII. ADJOURNMENT

Chairman Studebaker called for a motion to adjourn the meeting.

Commissioner McGleam made a motion, seconded by Commissioner Pawlak to adjourn the meeting. A voice vote was taken:
Ayes: All
Nays: None
Motion passed

Minutes prepared by Peggy Billig

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2025-24 Lemont Fire Protection District Station 1 PUD
DATE: December 3, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
PZC Staff Memo, Analysis and Attachments for Case 2025-24 Lemont Fire Station

STAFF REPORT
TO: Planning & Zoning Commission
FROM: Jamie Tate, AICP, Consulting Planner
THRU: Jason Berry, CEcD, AICP, Economic & Community Development Director

CASE NUMBER & NAME
2025-24 LFPD Fire Station 1

APPLICANT
FGM Architects / Jacob McLaughlin

DATE:
December 3, 2025

PROPERTY ADDRESS/LOCATION
15723, 15747 & 15783 W 127th Street /
Northeast corner of Walter & 127th Streets

BRIEF SUMMARY OF REQUEST

FGM Architects, representing the Lemont Fire Protection District, has applied for annexation, rezoning to the Institutional (INT) District, and Special Use approval for a Preliminary Planned Unit Development (PUD) to allow the construction of a new Fire Station No. 1 on a four-parcel, 3.68-acre site located at the northeast corner of 127th Street and Walter Street. Two of the four parcels are currently in unincorporated Cook County and will be annexed into the Village prior to action on the rezoning and PUD.

The preliminary site plan proposes a modern, approximately 32,000-square-foot fire station designed to improve emergency response capabilities on the Village's west side. The layout includes three apparatus bays facing 127th Street, public parking areas along both 127th Street and Walter Street, and screened staff parking, mechanical equipment, and a utility yard. Site circulation is designed to safely accommodate emergency vehicle movements, including widened aprons, reinforced pavement, and defined ingress and egress points.

The development incorporates a full landscape plan, stormwater detention basin, graded perimeter berming, and foundation plantings consistent with the Unified Development Ordinance. A monument sign with an Electronic Message Center (EMC) is proposed at the corner of Walter Street and 127th Street. Architectural elevations show high-quality civic materials—including brick, stone, and metal panels—consistent with the character of nearby municipal and institutional uses such as the Lemont Public Library.



The approximate project area highlighted in red.
Map source: Lemont GIS
PINS: 22-29-309-004, 22-29-309-005, 22-29-309-006, 22-29-309-007

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
Unincorporated Cook County R-4, Single-Family Residence District & R-1 Detached Single-Family Residential District	Vacant and Existing Single-Family homes	**North**: Village of Lemont B-1 and R-4, Detached Single-Family Residential District / Lemont Public Library / Existing Single-Family home **South**: Unincorporated Cook County R-4, Single-Family Residence District & Village of Lemont B-3 / Marquette National Bank **East**: Unincorporated Cook County R-4 / Existing Single-family home **West**: Village of Lemont B-1 / 2 multi-tenant office buildings	Annexation, Rezoning to Institutional (INT) and Preliminary Planned Unit Development (PUD)	3.68-acres

PROPERTY HISTORY

Two of the four parcels at the northeast corner of 127th Street and Walter Street were annexed into the Village of Lemont as part of a previous development proposal for a Jiffy Lube, which was ultimately not constructed. These parcels have remained undeveloped since annexation and contain a single detached residential structure. The remaining two parcels are located in unincorporated Cook County and also contain a detached single-family home with an associated driveway. Both homes will be demolished to accommodate the new fire station. Historically, the four parcels have been under separate ownership and used for low-density residential purposes with no prior commercial or civic development on the site.

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The future land use map in the Lemont 2030 Comprehensive Plan designates the subject property Neighborhood Retail (NR).	The proposal is compatible with the UDO in exception to the requested deviations within the PUD.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Project Summary
4. Plat of Subdivision
5. Colored Renderings
6. Preliminary Engineering Plans
7. Preliminary Landscape Plans
8. Sign and Elevation Sheet

Attachment 1 - Staff Analysis – LFPD Station 1 Annexation, Rezoning and PUD

CONSISTENCY WITH COMPREHENSIVE PLAN

The Lemont 2030 Comprehensive Plan designates the subject property as Neighborhood Retail, reflecting expectations for small-scale commercial uses such as service retail, convenience goods, and neighborhood-oriented commercial activity. While the proposed fire station is not a commercial use, Neighborhood Retail areas are often located along major corridors—such as 127th Street—where public safety facilities can be both contextually appropriate and operationally effective.

The Comprehensive Plan's broader goals for community services emphasize maintaining high-quality public safety infrastructure and ensuring municipal facilities can meet long-term operational needs. The proposed fire station directly supports these goals by:

- Replacing outdated fire service facilities with a modern, purpose-built station.
- Improving emergency response times on the west side of the Village.
- Locating a civic use along a primary roadway without disrupting residential neighborhoods.

Although the use differs from the Neighborhood Retail designation, the proposed development is consistent with the Comprehensive Plan's public service and infrastructure objectives and is compatible with surrounding municipal and institutional uses, including the Lemont Public Library to the north.

GENERAL ANALYSIS

Rezoning. Two of the four parcels within the subject property are located in unincorporated Cook County and will be annexed into the Village prior to action on the rezoning and PUD. Upon annexation, rezoning to the INT Institutional District is appropriate and aligns with the stated purpose of the district, which is to provide an environment for civic, governmental, educational, recreational, and religious uses. A municipal fire station is directly consistent with these intended land use outcomes.

The remaining two parcels are already within the Village limits and are zoned R-1 Single-Family Detached Residential District, the default zoning designation applied when the prior Jiffy Lube proposal did not proceed following annexation. These parcels will be rezoned concurrently to INT so the entire site carries a unified and appropriate zoning classification that reflects its use as a public safety facility. Upon annexation, rezoning to the Institutional (INT) District is appropriate and consistent with the district's purpose:

"The INT District is designed to provide an environment for land uses of a civic, educational, governmental, recreational, and religious nature."

The construction of a municipal fire station aligns precisely with this purpose. Surrounding zoning includes residential districts and nearby civic facilities (e.g., Lemont Public Library), making INT an appropriate classification.

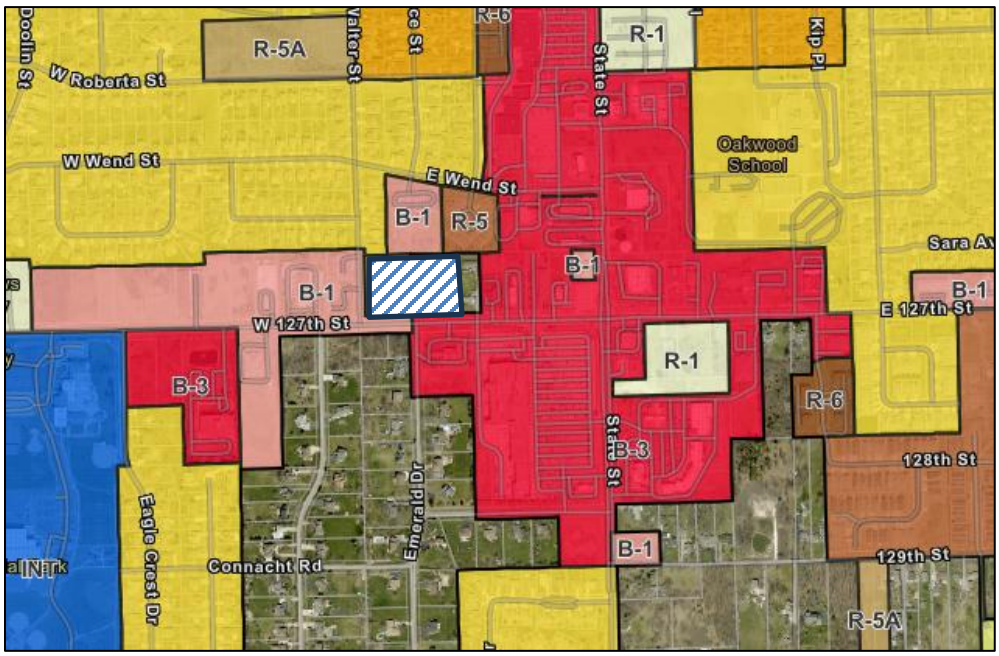


***Figure 1**: Village of Lemont zoning map. Hatched area proposed rezoning to INT. INT is indicated by darker blue color on zoning map.*

Standards for Rezoning. Illinois courts have used an established set of criteria when evaluating the validity of zoning changes. The criteria are known as the *LaSalle factors* serve as a useful guide to planners and appointed and elected officials who are contemplating zoning changes. It has been Village procedure to contemplate The LaSalle factors when considering a zoning change:

1. *The compatibility with the existing use and zoning of nearby property;*
2. *The extent to which property values of the subject property are diminished by the existing zoning restrictions;*
3. *The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village;*
4. *The relative gain to the public, as compared to the hardship imposed upon the applicant;*
5. *The suitability of the subject property for the purposes for which it is presently zoned;*
6. *The length of time that the subject property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located;*
7. *The public need for the proposed use; and*
8. *The thoroughness with which the municipality has planned and zoned its land use.*

When applied to the proposed rezoning of the subject property to the INT Institutional District, the factors support the request. The surrounding area includes a mix of civic, institutional, and residential uses, such as the Lemont Public Library and established neighborhoods, making the proposed fire station compatible with existing land use patterns. The current zoning, which includes R-1 on the existing Village parcels and Cook County residential classifications on the remaining parcels, does not reflect the operational needs or public function of a modern fire station and limits the site's ability to serve its highest and best civic purpose

Rezoning the property promotes the health, safety, and welfare of the community by improving fire protection services and enhancing emergency response capabilities on the west side of the Village. The public gain associated with upgraded life-safety infrastructure outweighs any hardship to the applicant, which is a public taxing body providing essential service. The site is no longer well-suited for low-density residential use given its location at the intersection of a major arterial and collector roadway, and its prolonged lack of development further indicates limited feasibility for residential use. There is a demonstrated public need for improved fire service facilities, and Village planning documents and zoning regulations anticipate the appropriate placement of institutional uses. Rezoning to INT is therefore consistent with the Village's planning framework and appropriate for this location.

Traffic, Site Design, Access and Parking.

Access to the proposed Fire Station No. 1 will be provided from both Walter Street and 127th Street, with two driveways on Walter Street (one full-access and one inbound-only) and a dedicated emergency vehicle full-access drive on 127th Street. Walter Street is under Village jurisdiction, while 127th Street is under the jurisdiction of the Cook County Department of Transportation and Highways (CCDOTH), requiring review and approval for the emergency access drive and associated warning signage.

A traffic study prepared by Eriksson Engineering Associates (dated September 8, 2025) evaluated existing conditions, projected traffic growth, and trip generation associated with the fire station. Based on the Fire District's staffing model, seven firefighters working a 24-hour shift and administrative staff working standard daytime hours, the station is expected to generate 21 vehicle trips during the AM peak hour and 14 trips during the PM peak hour (Table 1 of the study). This level of traffic is minimal, and peak trips occur primarily in connection with shift changes.

According to the study, intersection capacity analyses for the surrounding road network—including Walter Street at 127th Street and 127th Street at Emerald Drive—show that the additional traffic from the fire station will have negligible impact on operations. All intersections continue to function at acceptable levels of service under future 2031 traffic volumes, and no roadway capacity improvements are required. The study does recommend standard emergency warning signage on 127th Street, including advanced W11-8 fire truck warning signs and a flashing beacon activated by an Opticon device to alert approaching

motorists when emergency vehicles are exiting the site. The Village's traffic consultant (GFT Inc.) reviewed the study and agreed with this recommendation. They did not have any more comments and agreed with the study provided by the Fire District.

Parking is provided along the Walter Street and 127th Street frontages for visitors, staff, and administrative personnel, with additional secured staff parking located on the west side of the building. Parking complies with the UDO, and the overall layout ensures that emergency vehicle movements remain unobstructed. Sidewalks will continue along Walter Street and 127th Street, maintaining and enhancing pedestrian connectivity throughout the corridor.

Building Design and Architecture.

The proposed fire station incorporates a contemporary civic design that emphasizes durability, functionality, and a strong presence along 127th Street. The building features a clearly defined apparatus bay frontage with three glazed overhead doors, allowing visibility into the operational heart of the station and creating an identifiable emergency response façade. This design mirrors common modern fire service architecture, where apparatus bays function as both operational elements and character-defining features of the building.



***Figure 2**: View from 127th Street looking northeast from corner. .*

The massing is articulated through varying roof heights, recessed wall planes, and material changes, which provide visual interest and break down the scale of the 32,000-square-foot structure. According to the exterior elevation sheets, the building utilizes a high-quality material palette including brick veneer, stone masonry, and formed metal wall panels. These materials are consistent with nearby civic and institutional development, reflecting Lemont's commitment to limestone, masonry and high-quality materials.

The parapet roof system allows rooftop mechanical equipment and the mezzanine-level mechanical enclosure to be fully screened, maintaining clean sightlines from both Walter Street and 127th Street. Accent elements such as aluminum storefront glazing, architectural lighting, and the Fire District's shield logo provide additional civic character and reinforce the facility's identity as Fire Station No. 1.

Public-facing entrances are clearly delineated on the east and west elevations, while the north elevation consolidates operational functions including training room spaces and staff access points. The south elevation along 127th Street presents the primary architectural statement, combining masonry piers, extensive glazing at the bays, and a central illuminated emblem identifying the station. The combination of durable materials, thoughtful massing, and articulated façades ensures the building should serve as a visually prominent and contextually appropriate public safety facility for the community.

Planned Unit Developments (PUDs) & UDO Deviations.

The background statement in Section 17.08.010 for PUDs in the UDO reads "Within the framework of a PUD normal zoning standards may be modified. The resulting flexibility is intended to encourage a development that is more environmentally sensitive, economically viable, and aesthetically pleasing than might otherwise be possible under strict adherence to the underlying zoning district's standards". The UDO also states "while adherence to the Comprehensive Plan is not mandatory, PUDs should nevertheless remain in substantial compliance with densities, land use policies and other aspects of development outlined in the Comprehensive Plan. Each proposal for a PUD shall be presented and judged on its own merits, and approval shall not be based exclusively on a comparison to an already existing PUD".

The following zoning standards that are proposed to be modified in the PUD, allowing construction of the fire station as proposed:

Code Section	UDO Requirement	Proposal
§17.07.010 and Table 17-07-01	Maximum building height in INT district is 35-feet.	The height of proposed building is 36.33-feet. This height is driven by functional requirements associated with apparatus bay clearance, mechanical systems, and training mezzanine space. The additional height is internal to the site and does not create massing or shadow impacts on adjacent properties. Given the civic nature of the building and its location along a major corridor, the deviation is reasonable and consistent with PUD flexibility.
§17.07.010 and Table 17-07-01	Minimum side yard setback in INT is 30-feet.	The interim side yard setback while the home remains is 17-feet from the existing home. The interim condition—while the existing single-family home at 15723 127th Street remains—is a setback of 17 feet from the home. Once the home is removed in the future, the station will have a compliant setback of 119 feet from that lot line. The reduced interim setback does not introduce incompatibility, as the adjacent residential structure is temporary and will eventually be cleared. Additionally, the functional layout of the apparatus bays and circulation routes necessitates the

		proposed footprint. This deviation is appropriate within a PUD where long-term conditions will exceed minimum requirements.
§17.11.200 Electronic Message Centers (EMCs)	A. Allowable Locations	The proposed EMC sign is along 127th Street and this arterial is not listed as an allowed location for an EMC sign. The applicant proposes an EMC as part of the monument sign to support public communication, safety announcements, and District messaging. Given the public safety role of the Lemont Fire Protection District and its need to convey timely information to the community, the applicant has requested consideration of an Electronic Message Center (EMC) along 127th Street, a corridor not listed as an allowable location under the UDO.
§17.11.200 Electronic Message Centers (EMCs)	The EMC shall not exceed 33% of the total sign area.	The EMC is greater than 33% of the total sign area. EMCs are limited to 33% of the total sign area. The proposed EMC exceeds that percentage due to the size of the display panel needed for legibility along 127th Street and the integration of the District's emblem and sign base. Because the sign is part of a civic facility and will not advertise commercial products, the increased EMC area does not raise the same aesthetic or operational concerns typically associated with commercial EMCs. The deviation is modest and compatible with the scale of the monument sign and the building's civic character.
§17.14.020 D. Illumination	Luminaires located within 200 feet for a single-family residential zoning district shall not be greater than 20-feet or the height of the primary structure.	The proposal includes 25-foot lighting poles, which exceed this standard but are consistent with typical non-residential and civic developments where taller poles improve uniformity and reduce glare by requiring fewer fixtures. The nearest single-family zoning district lies north of the site, separated by the public right-of-way and existing institutional uses, including the Lemont Public Library. The submitted photometric plan demonstrates 0.0 foot-candle spillover at all property lines, indicating that the increased pole height does not result in off-site lighting impacts. The PUD process provides the appropriate method for evaluating whether this deviation is acceptable given the site's civic context and functional lighting needs.

Engineering Detail LS-3	Curb cut/driveway maximum is 35-feet.	The curb cut along 127th is greater than 35-feet for emergency vehicle access. This expanded curb cut is driven by the turning radii and operational requirements of modern fire apparatus, which require wider aprons and larger maneuvering areas to safely and efficiently enter and exit the site.

Together, these deviations support the functional design of the fire station while maintaining compatibility with surrounding development. The flexibility provided through the PUD is warranted given the public safety purpose of the facility and the overall high-quality design proposed.

Consistency with PUD Objectives. UDO Section 17.08.010.C identifies eleven objectives intended to guide Planned Unit Developments. While not all objectives apply to a non-residential public safety facility, the development advances a number of these goals. The project supports Objective 1 by aligning with Village policies related to public safety, emergency response, and long-term municipal infrastructure planning. Objectives 2 and 5 are addressed through the incorporation of landscaped buffers, native plantings, and integration of stormwater features as functional open-space elements. The proposal also advances Objective 7 by supporting the cost-effective delivery of essential public services and improving emergency response capabilities in this portion of the Village. The location of the station along 127th Street, a major corridor, relates to Objective 8 by reducing travel distance for emergency response and improving overall service efficiency. While residential-specific objectives do not apply, the project is consistent with the intent of the PUD process to provide coordinated site design, enhanced architectural quality, and flexible standards needed to accommodate essential public facilities.

Planned Unit Development Objectives

1. *To ensure that future growth and development which occurs is in accordance with the policies and goals of the Village.*
2. *To provide a more desirable living environment by preserving and integrating the natural environment and landscape features of the property into land development.*
3. *To stimulate creative approaches to the residential, commercial and industrial development of land.*
4. *To encourage and stimulate economic development with the Village.*
5. *To preserve or enhance natural features on the site.*
6. *To provide useable open space areas within a reasonable distance of all dwelling units.*
7. *To facilitate, in a cost-effective manner, the development and maintenance of adequate public services.*
8. *To encourage patterns of and uses that decrease trip lengths and increase the use of modes of transportation other than a private vehicle.*
9. *To reduce energy demand and consumption.*
10. *To encourage the introduction of related and complementary land uses.*
11. *To allow a clustering of residential uses on smaller lots to conserve or create open space.*

STAFF & CONSULTANT REVIEWS

Technical Review Committee (TRC). The proposal was reviewed by the Technical Review Committee (TRC) on July 24, 2025. Following the meeting, the applicant received a consolidated review letter dated August 7, 2025, which is included in the attachments. The applicant has responded to all comments in writing through the submitted TRC Comment Letter Response and has made corresponding updates where applicable. The materials provided demonstrate that the applicant has addressed the TRC's comments at the preliminary PUD stage. The full comment letter is provided in the attachments.

Consulting Planner Review. The Consulting Planner has reviewed the Annexation, Rezoning and Planned Unit Development application and found it to be complete. The site plan and architecture have not been modified since the TRC meeting, and the applicant has provided the additional documentation requested following the TRC meeting, such as sign dimensions, tree survey, traffic memo, and project summary.

Engineering Comments. The Village Engineer reviewed the preliminary engineering plans as part of the TRC meeting and provided comments to the applicant in the consolidated TRC review letter. While the submittal is sufficient for preliminary PUD consideration, a full engineering review will occur at the final engineering stage. Based on preliminary review, the Village Engineer has indicated that additional coordination and permitting will be required, including approvals related to stormwater management, utilities, roadway access, and erosion control.

As noted in the TRC correspondence and the applicant has acknowledged, the following permits and approvals are expected to be required for this project:

- MWRD – Stormwater Detention / Sanitary Sewer
- IEPA – Notice of Intent (NOI) for construction site activity & Sanitary
- CCDOTH – Access permit for the 127th Street emergency access drive & utility connection
- Will/South Cook Soil & Water Conservation District

The Village Engineer will continue to coordinate with the applicant as final engineering is prepared, with all required permits to be secured prior to issuance of site development or building permits.

Landscaping. A full tree survey has been completed by the applicant and is included in the attachments. Trees located within the building footprint, drive aisles, and essential circulation areas will be removed, while several trees along the perimeter and within the site have been identified for preservation and will remain. The Preliminary Landscape Plan shows a coordinated landscape design that provides continuous buffers along both 127th

Street and Walter Street, incorporating a mix of shade trees, ornamental trees, shrubs, and foundation plantings consistent with UDO requirements.

Planting beds are located around the building perimeter, parking areas, and site entrances, contributing to a cohesive civic appearance and softening building edges. The plan includes parkway trees along the public rights-of-way, meeting the spacing and species requirements of §17.20. The landscape schedule quantifies all required plant units, demonstrating compliance with the Village's landscape standards, including street frontage plantings, parking lot screening, and foundation landscaping.

Along the north and west property lines, the plan incorporates existing mature vegetation to the extent feasible, particularly in areas near the stormwater detention basin and utility yard. These preserved trees provide additional buffering for adjacent institutional and residential properties and enhance the overall character of the site. Landscaping around the monument sign and pedestrian areas enhances visibility and provides a welcoming frontage along 127th Street.

Overall, the landscape design supports the PUD by integrating screening, buffering, and aesthetic plantings in a manner appropriate for a civic facility and ensuring the station is compatible with its surrounding context.

Fire District Comments. Lemont Fire Protection District is the property owner and applicant for this project and no formal third-party operational review comments were issued as part of the TRC process. The District participated in the TRC meeting and provided input directly as part of the project design, including apparatus circulation needs, access configuration, and building layout considerations. Any additional operational requirements will be addressed internally by the District as construction documents progress.

CONCLUSIONS & RECOMMENDATIONS

In evaluating the rezoning and Special Use for a Preliminary Planned Unit Development (PUD) for Case 2025-24, the Planning and Zoning Commission (PZC) should consider the application within the framework of the Village's Comprehensive Plan, the LaSalle rezoning factors, and the PUD objectives in Chapter 17.08 of the Unified Development Ordinance. The Comprehensive Plan identifies this area for neighborhood-serving uses along a major corridor, and the proposed fire station supports broader community goals related to public safety infrastructure, responsive emergency services, and long-term municipal facility planning. The LaSalle factors also support the rezoning request, as the INT Institutional District is appropriate for a civic use of this nature, and the existing residential zoning no longer reflects the functional or operational needs of the property. The proposed development satisfies key PUD evaluation criteria by providing coordinated site planning, safe circulation for emergency vehicles, high-quality architecture, screening and buffering, and integrated stormwater management.

The Preliminary PUD reflects a modern, purpose-built fire station that consolidates essential apparatus, administrative functions, and staff accommodations on a site capable of supporting the District's long-term operational needs.

If the PZC were to recommend approval of Case 2025-24 Lemont Fire Station No. 1, the following conditions may be considered:

1. Address any outstanding staff or consultant comments related to the Preliminary PUD, annexation and/or rezoning.

2. Any additional conditions arising through the PZC public hearing.

A recommendation from the PZC will be forwarded to the Village Board to be discussed at an upcoming Committee of the Whole (COW) meeting.

Attachment 2 – Site Photos



Figure 1: View looking northeast from corner of 127th and Walter at subject property.



Figure 2: Subject property from across 127th Street. The 2 homes to be demolished for redevelopment.

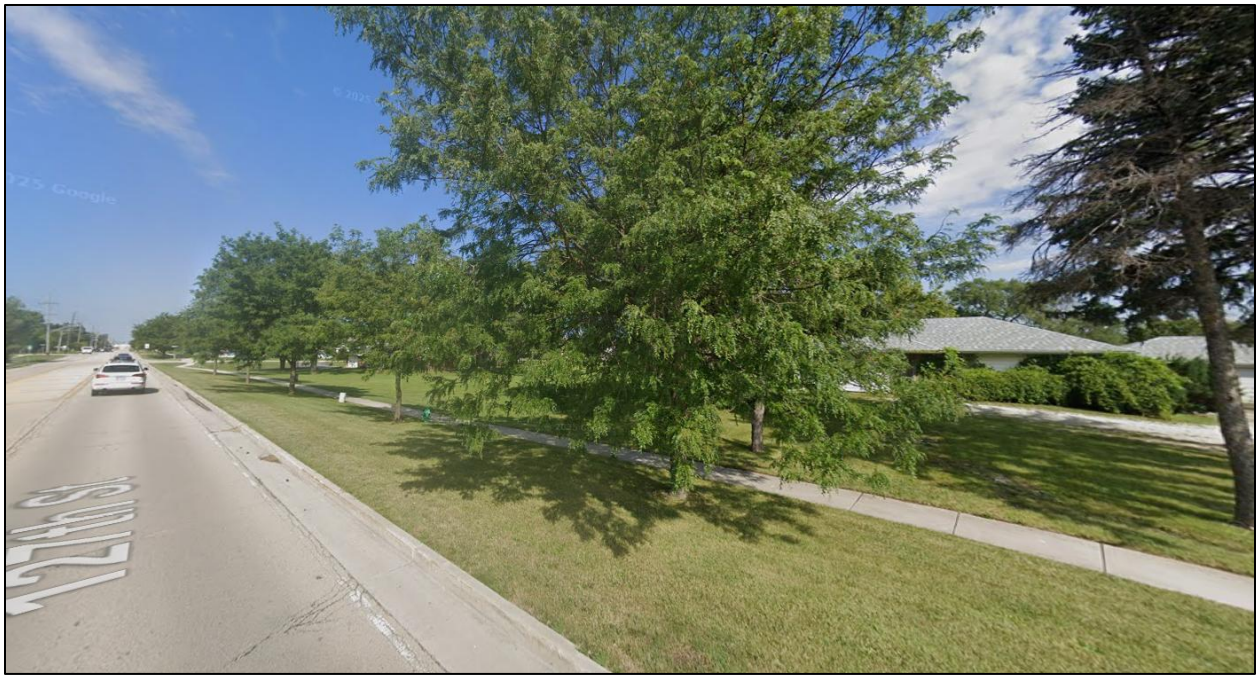


Figure 3: View looking west down 127th Street toward Walter.



Figure 4: View looking east from Walter Street at subject property.

Attachment 3

FGMARCHITECTS

October 24th, 2025

Jason Berry
Economic & Community Development
Village of Lemont
418 Main St,
Lemont, IL 60439

Subject: Lemont Fire Protection District – Station No. 1 Planned Unit Development Submission

Dear Mr. Berry

This letter provides a response to the Technical Review Committee letter dated 8/7/2025 and provides additional information for the purposes of the Planned Unit Development submission. On behalf of the Lemont Fire Protection District, we thank the Village of Lemont for their continued support. If there are any questions or concerns during this process, please contact myself or the District.

Sincerely,

FGM Architects Inc.

Jake McLaughlin, AIA
Senior Associate
jakemclaughlin@fgmarchitects.com

CC: Jamie Tate, Bruce Hill, Chief Dan Tasso, Mike Renner, Jason Estes

Documents Attached:

1. PUD Preliminary Plan/ Plat Application Form
2. Applicant Authorization Letter
3. Preliminary Plat of Subdivision (Revised Plat will be submitted to the Village once completed)
4. Architectural Site Plan and Exterior Elevations
5. Exterior Render Views
6. Traffic Study
7. Site Engineering Plans
8. Stormwater Report
9. Landscape Plans
10. Electrical Site Photometric Plan

PUD Preliminary Plan/Plat Required Packet Materials – From Application:

Project Summary

1. Acreage and/or square footage of subject site.
   Response: 3.68 acres

2. Square footage of commercial space.
   Response: The fire station is a gross total of 29,792sf

3. Proposed residential density (dwelling units / gross site area).
   Response: The fire station will house a maximum 7 fire fighters on one shift.

4. Total square footage covered by structures.
   Response: Total gross square footage of building is 29,792sf

5. Total square footage covered by roads and other impervious surfaces.
   Response: Approximately 41,500sf

6. Total square footage of commonly owned and maintained open space.
   Response: Not applicable

7. Number of off-street parking spaces.
   Response: 71

Technical Review Committee Letter Response

Planning Comments from the UDO:

1. The property should be rezoned to Institutional District (INT). The purpose of the INT district is: INT Institutional District. The institutional district ("INT district") is designed to provide an environment for land uses of a civic, educational, governmental, recreational, and religious nature.
   Response: Attached to this letter is the PUD application. The Lemont Fire Protection District will comply with all zoning ordinances that fall under the INT District requirements.

2. Provide information on communication tower. A variation for the height or a Planned Unit Development may be the best approach to height concerns. The maximum height in the zoning district is 35 feet. Note – the tower was removed from the plans as of the meeting on 7/24/25.
   Response: No communication tower will be required for this station. Building mounted antenna will be required on north side of station. Height of antenna will be determined by the microwave requirement. Anticipated height is 8'-0" above mechanical bay parapet. Approximately 35'-0" above grade.

3. The following Lot & Dimensional Standards for the district:

Standard	INT	Proposal
Minimum Lot Size	None	NA
Minimum Lot Width (in ft)	None	NA
Maximum Lot coverage (as pct of lot)	None	NA
Minimum Front Setback (in ft.)	20	20.2’
Minimum Side Yard Setback (in ft.)	30	119.2’**
Minimum Corner Side Setback (in ft.)	30	78.5’
Minimum Rear Setback (in ft.)	30	122.75’
Maximum Building Height (in ft.)	35	36.33’
Maximum Floor Area Ratio	2	0.19

** New station is 17’ away from existing residential structure. The Lemont Fire Protection District has received approval from home occupant.

4. The side setback at 14.9-feet does not appear to be met. It is noted this may change with the acquisition of neighboring property.
   Response: Lemont Fire Protection District has purchased neighboring property. See schedule above for updated proposal information.

5. Provide the total building area.
   Response: Gross building area is 29,792 sf

6. There is no minimum parking requirement for municipal, public or civic facilities.
   Response: Acknowledged

7. A traffic study will be required prior to the public hearing and Preliminary PUD submittal.
   Response: Traffic study has been attached to this letter.

8. If a Planned Unit Development (PUD) is required, then General Requirements of PUDs that would apply:
   a. Ownership. The land intended for the PUD shall be under single ownership and/or unified control at the time of filing the application.
      Response: Will Comply. Please advise what documents the Lemont Fire Protection District will need to submit.
   b. Public Improvements. All public improvements shall be constructed in accordance with existing ordinances and regulations of the Village. All internal roadways shall be built to public standards following public procurement procedures and dedicated to the Village as public roadways unless otherwise approved by the Village Board.
      Response: Will Comply
   c. Development Standards. PUDs shall adhere to the development standards contained in Article IV of this ordinance
      Response: Will Comply
   d. Additional Conditions. To meet the unique circumstances presented by each PUD, and to protect the health, safety, and general welfare of existing Village residents and the future residents and users of the proposed development, the Village Board may attach any other condition it deems necessary, but not specifically provided for in this ordinance, to the approval of the PUD. Such conditions may include more stringent requirements for

construction, design, materials, phasing, and revocation.
Response: Acknowledged

9. Section 17.08.040: Except as specifically provided otherwise in this chapter, planned unit developments shall be developed in conformity with this Unified Development Ordinance. Modifications that deviate from the bulk, density, and design provisions of this ordinance are privileges and will be considered by the Village only in direct response to tangible community benefits received from the PUD. These benefits shall be in the form of exceptional amenities, such as outstanding architecture, the design and amount of open space, the quantity and quality of landscaping, sensitivity to existing topography or drainage, preservation of existing mature trees of exceptional quality, or other similar traits.
   Response: Acknowledged

10. Stop bars and stop signs shall be placed around the site.
    Response: Will Comply

11. Transition yards are required. Where a B, INT or M zoned lot abuts a residentially zoned lot, a transition yard shall be maintained. Transition yards are intended to ensure an adequate buffer between commercial and residential land uses, and are required in addition to the minimum setback requirements of Table 17-07-02. Transition yards shall meet the following requirements:
    a. Depth. Transition yards shall have a minimum depth of 12 feet.
       Response: Will Comply
    b. Screening. Screening shall be provided in accordance with the landscape standards of § 17.20.060. In instances where a drainage or utility easement is conterminous with the transition yard and make the required screening requirements difficult to fulfill, the width of the transition yard shall be increased so it does not compromise the function of the utility or drainage easement.
       Response: Will Comply
    c. Use. The transition yard shall not be used for parking, loading, servicing, or storage.
       Response: Will Comply

12. Provide the distance from the residential lot in the Quarry Ridge Subdivision along Walter Street to the edge of the parking stall. This area must have a transitional buffer. The Library is zoned B and does not require a transition yard. The 14.9-setback along the eastern border should suffice as long as the transition yard requirements are met.
    Response: Transition buffer at North-West corner of site is 23.75' from edge of parking stall, 15.83' from end of parking lot edge.

13. Provide lighting info and photometrics.
    Response: Site photometrics has been attached to this letter.

14. Landscaping for off-street parking should be incorporated according to §17.20. The site should meet the landscaping requirements set forth in §17.20. (parkway trees, perimeter parking lot landscaping). See Landscaping below.

Response: Will Comply

15. Provide a sign plan to verify they meet the Village's codes. One monument sign per zoning lot is allowed. Provide all details on signs including height, location, setbacks, total area, etc. Signage may consist of various elements such as the name of establishment, trademark or logos. The maximum sign area permitted for all these elements is 64 square feet (for one side). Limestone or products simulating limestone shall be used for the base of all monument signs. There are monument sign landscaping requirements in §17.11.110. Electronic Message Centers (EMCs) are allowed in the INT district but not along 127th Street. If an EMC is desired, it can be incorporated into a PUD.
    Response: Attached to this letter are the Architectural Site Plan and Site Detail sheets. Information about the monument sign and EMC is included on those sheets.

16. Provide details on wall signs. One wall sign per street frontage is allowed on an elevation (2 wall signs). The maximum area is one square foot per lineal foot of building frontage or 96 square feet, whichever is less. Any modification to allowed signage can be proposed in the PUD.
    Response: Attached to this letter are the exterior elevations of the new station and enlarged elevations of the signage with additional information.

Urban Design Requirements:

17. Will there be generators? Where will they be located. Where will all mechanical equipment be located?
    Response: See attached Architectural Site Plan for location of generator. It will be screened by a masonry veneer wall. The new station will have RTU's. Equipment will have screening to reduce visibility and sound.

18. Verify the existing sidewalk along 127th Street is in good condition. Any portion of the sidewalk that is in disrepair should be replaced.
    Response: Will Comply

Landscaping:

19. Landscaping must meet requirements set forth in §17.20.030. (i.e. Provide location and dimensions of all existing and proposed structures, natural features, parking lots & drives, roadways, rights-of-way, sidewalks bicycle paths, bicycle parking areas, ground signs, refuse disposal areas, utilities, equipment, easements, ground lighting, contours.)
    Response: Will Comply

20. Foundation Landscaping: A landscaped area a minimum of eight feet in width, except for those areas used for building entrances and pedestrian ways shall be located along the front of the building or the side of each building containing the front entrance. See §17.20.090 for further standards.
    Response: Will Comply

21. Detention and/or retention basins and ponds shall be landscaped along the perimeter of the high

water level of the basin or pond. Such landscaping should include canopy and ornamental trees, evergreens, shrubbery, hedges, and/or other plants. In selecting and arranging the plantings, consideration should be given to water conservation. To ensure safety, adequate visibility to the basin or pond area shall be maintained.
Response: Will Comply

22. One plant unit per 100 feet of street frontage is required along 127th Street. Verify this is met.
Response: Will Comply

23. Plant Units. A "plant unit" is a measurement used to determine the quantity of plant material required for specific situations. The plant unit requirements establish the total amount of plant material while allowing flexibility in the selection and distribution of plants. One plant unit is comprised of ALL of the following:
    a. 0.5 canopy trees;
    b. 1.0 evergreen trees
    c. 1.5 understory/ornamental trees; and
    d. 6.0 shrubs or 6.0 18-inch containers of ornamental/native grasses.

    Response: Will Comply

24. The exterior of parking lots shall be landscaped with at least three plant units per 100 feet of linear distance surrounding the parking area.
Response: Will Comply

25. Interior Parking Lot Landscaping:
    a. Landscaped areas totaling at least 35 square feet per parking stall shall be provided on the interior of the parking lot.
    Response: Will Comply
    b. The interior parking lot landscaped areas ("landscaped islands") shall generally be dispersed throughout the parking lot and should be designed to delineate vehicular or pedestrian circulation patterns.
    Response: Will Comply
    c. Each landscaped island shall be a minimum of 9 × 9 feet in size, as measured from back of curb to back of curb. The soil contained within each island shall be mounded to provide additional visual relief and to improve drainage for plants.
    Response: Will Comply
    d. At least one canopy tree shall be installed in each required landscaped island.
    Response: Will Comply

<u>Engineering Notes and Comments from Meeting (7/24/2025):</u>

1. 127th Street is Cook County jurisdiction and Walter is Village of Lemont.
Response: Acknowledged

2. Plat of Annexation and Plat of Subdivision required with submittal.
Response: Acknowledged

3. Submit stormwater calcs with full submittal.
   Response: Acknowledged, included in submission package

4. Impacts on main entrance off 127th Street? Traffic signal at the entrance?
   Response: The traffic study has been included in this submission package. The District is planning for opticon triggering pre-warning flashing beacon signage for both lanes of 127th Street. We are waiting for feedback from Cook County DOT on if additional striping is required at the main emergency discharge apron. Engineering drawings have been submitted to Cook County DOT. Currently awaiting feedback.

5. Appears public storm sewer at NWC of site is not within the PUE, likely need a PUE at north end of fire station property.
   Response: Acknowledge. Review engineered drawings as submitted.

6. Is 12" storm sewer running north/south at the driveway off 127th running under new building?
   Response: No

7. Supply 100 year storm exhibits showing what level water could be within swale on Library property.
   Response: The exhibit has been included with the stormwater report included in this submission package.

8. Provide parking lot lighting with full submittal.
   Response: Site photo metric plan included in submission package.

9. The site appears to need a lot of fill.
   Response: Yes.

10. 10. Permits needed:
    a. MWRD – Full WMO
    b. MWRD – Sanitary
    c. Will south Cook Erosion
    d. IEPA NOI
    e. IEPA – Sanitary
    f. Cook County – 127th Street Access & permission to connect to Village water main
    Response: Acknowledged.

11. 11. Utilities:
    a. Water – 8" on Walter, 10" on 127th Street
    b. Sanitary – 12" on Walter will need to run public main to get to it.
    c. Storm – Wants to overflow into swale on Library property.
    Response: Acknowledged.

Attachment 4

Vanderstappen
Land Surveying, Inc.
www.vanderstappensinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

FINAL PLAT OF SUBDIVISION

LEMONT FIRE PROTECTION DISTRICT STATION #1

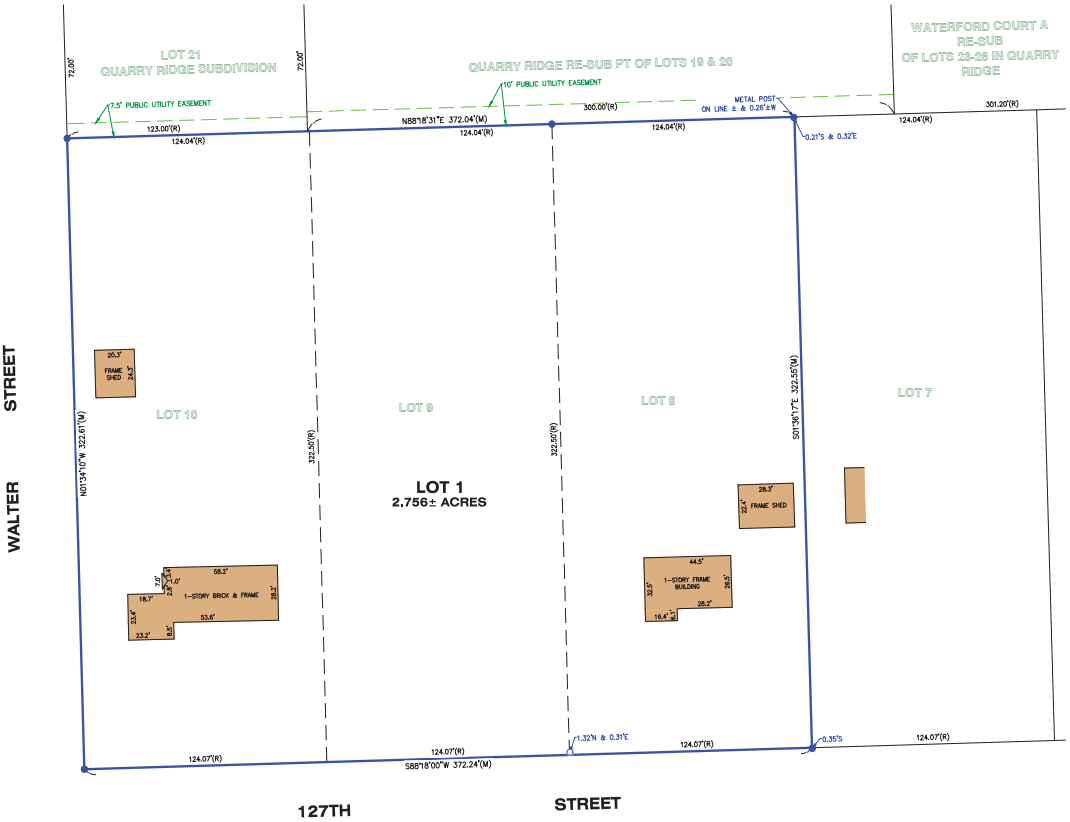
BEING A RESUBDIVISION OF LOTS 8, 9 & 10 IN LEMONT HIGHLANDS SUBDIVISION OF PART OF SECTIONS 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS..

ZONED R-1

VILLAGE OF LEMONT

Lot 8, 9 and 10 in Lemont Highlands Subdivision of the South 372.50 feet of the East Half of the Southwest Quarter of Section 29, Township 37 North, Range 11, East of the Third Principal Meridian, according to the Plat of said Subdivision filed for record on March 16, 1949, as Document No. 14513964, in Cook County, Illinois.

NOTE FROM ARCHITECT
REVISED PLAT OF SUBDIVISION WILL BE SUBMITTED TO THE VILLAGE ONCE COMPLETED.
REVISED PLAT WILL INCLUDE LOT 7



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

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

CLIENT: ERIKSSON ENGINEERING ASSOCIATES LTD
DRAWN BY: TPS CHECKED BY:
SCALE: 1"=30' SEC. 29 T. 37 R. 11 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 22-29-309-004; -005; -006
JOB NO.: 250118-A I.D. FPS
FIELDWORK COMP.: N/A BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF:

REVISIONS			
NO.	DATE	DESCRIPTION	BY

LEMONT FIRE PROTECTION DISTRICT STATION #1 — SHEET NO. 1 OF 2

Vanderstappen
Land Surveying, Inc.
www.vanderstappen.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

FINAL PLAT OF SUBDIVISION
LEMONT FIRE PROTECTION DISTRICT STATION #1

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

ZONED R-1

VILLAGE OF LEMONT

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

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

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

By: _____
Owner

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

_____
Notary Public

SCHOOL DISTRICT CERTIFICATE

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

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

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

in Cook County, Illinois

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

By:_____

SCHOOL DISTRICT NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

_____
Notary Public

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

By: Owner
_____

COOK COUNTY HIGHWAY CERTIFICATE

The following certificate relates tot he Cook County Department of transportation and Highways entrance permit number_____

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

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

_____day of _____, 20__ A.D.

_____
Superintendent of Transportation and Highways
Cook County, Illinois

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

_____
Village Engineer

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
) 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 or forfeited special assessments, or any deferred installments of any outstanding unpaid special assessments which have not been divided in accordance with the proposed subdivision approved by the court that confirmed the special assessment.

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

_____, _____
Village Treasurer

PRESIDENT & BOARD OF TUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

By: _____
President

Attest: _____
Village Clerk

SURVEYOR'S CERTIFICATE

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

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

Legal Description: Lot 8, 9 and 10 in Lemont Highlands Subdivision of the South 372.50 feet of the East Half of the Southwest Quarter of Section 29, Township 37 North, Range 11, East of the Third Principal Meridian, according to the Plat of said Subdivision filed for record on March 16, 1949, as Document No. 14513964, in Cook County, Illinois

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

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

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

_____
Illinois Registered Professional Land Survey No.
Vanderstappen Land Surveying, Inc.
Design Firm #184-002792

N

CLIENT: ERIKSSON ENGINEERING ASSOCIATES LTD
DRAWN BY: TPS **CHECKED BY:** _____
SCALE: 1"=30' **SEC.** 29 **T.** 37 **R.** 11 **E.**
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 22-29-309-004; -005; -006
JOB NO.: 250118-A **I.D.** FPS
FIELDWORK COMP.: N/A **BK.** ___ **PG.** ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. **REF:** _____

REVISIONS

NO.	DATE	DESCRIPTION	BY

LEMONT FIRE PROTECTION DISTRICT STATION #1 | SHEET NO. 2 OF 2

Attachment 5

LEMONT FIRE STATION 1

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



VIEW FROM 127TH STREET

LEMONT FIRE PROTECTION DISTRICT
Job No. 23-3857.02

Published 10/16/2025
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fgma

LEMONT FIRE STATION 1

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



MAIN ENTRY

LEMONT FIRE PROTECTION DISTRICT
Job No. 23-3857.02
Published 10/16/2025
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fgma

LEMONT FIRE STATION 1

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



REAR OF BUILDING

LEMONT FIRE PROTECTION DISTRICT
Job No. 23-3857.02

Published 10/16/2025
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fgma

Attachment 6

LEMONT FPD
NEW FIRE STATION 1

WALTER ST & 127TH ST
LEMONT, ILLINOIS 60069



SITE LOCATION MAP (N.T.S.)

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

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

INDEX OF SHEETS

C0.0	Civil Engineering Cover Sheet
C0.1	Sanitary & Storm Sewer Routing Map
C1.0	Site Demolition Plan
C2.0	Site Geometry Plan
C3.0	Site Utility Plan
C4.0	Grading And Paving Plan
C5.0	Site Erosion And Sediment Control Plan
C6.0	Site Work Details
C6.1	Site Work Details
L1.0	Lancscape Plan
L2.0	Landscape Details
L3.0	Tree Preservation Plan

SURVEY PROVIDED BY:

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

PROJECT BENCHMARKS

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

J.U.L.I.E.

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

fgma
FGMA ARCHITECTS
FGM Architects Inc.
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
630.574.7070 FAX
ILLINOIS PROFESSIONAL DESIGN FIRM #184-000233

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
135 S. JEFFERSON ST, SUITE 130,
CHICAGO, IL 60661
312.463.0551 (O) XXX.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1800 HIGH GROVE LANE
NAPERVILLE, IL 60540
630.717.5898 (O) XXX.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

M.E.P.
WT GROUP
2670 PRATUM AVE
HOFFMAN ESTATES, IL 291
847.884.2184 (O) 847.296.6440(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

FOR PERMIT REVIEW ONLY

ISSUANCE		
NO	DATE	DESCRIPTION
1	06/20/2025	100% SCHEMATIC DESIGN
2	07/25/2025	50% DESIGN DEVELOPMENT
3	09/12/2025	100% DESIGN DEVELOPMENT

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

CIVIL ENGINEERING COVER SHEET

SHEET NO: **C0.0**

JOB NO. 23-3857.02

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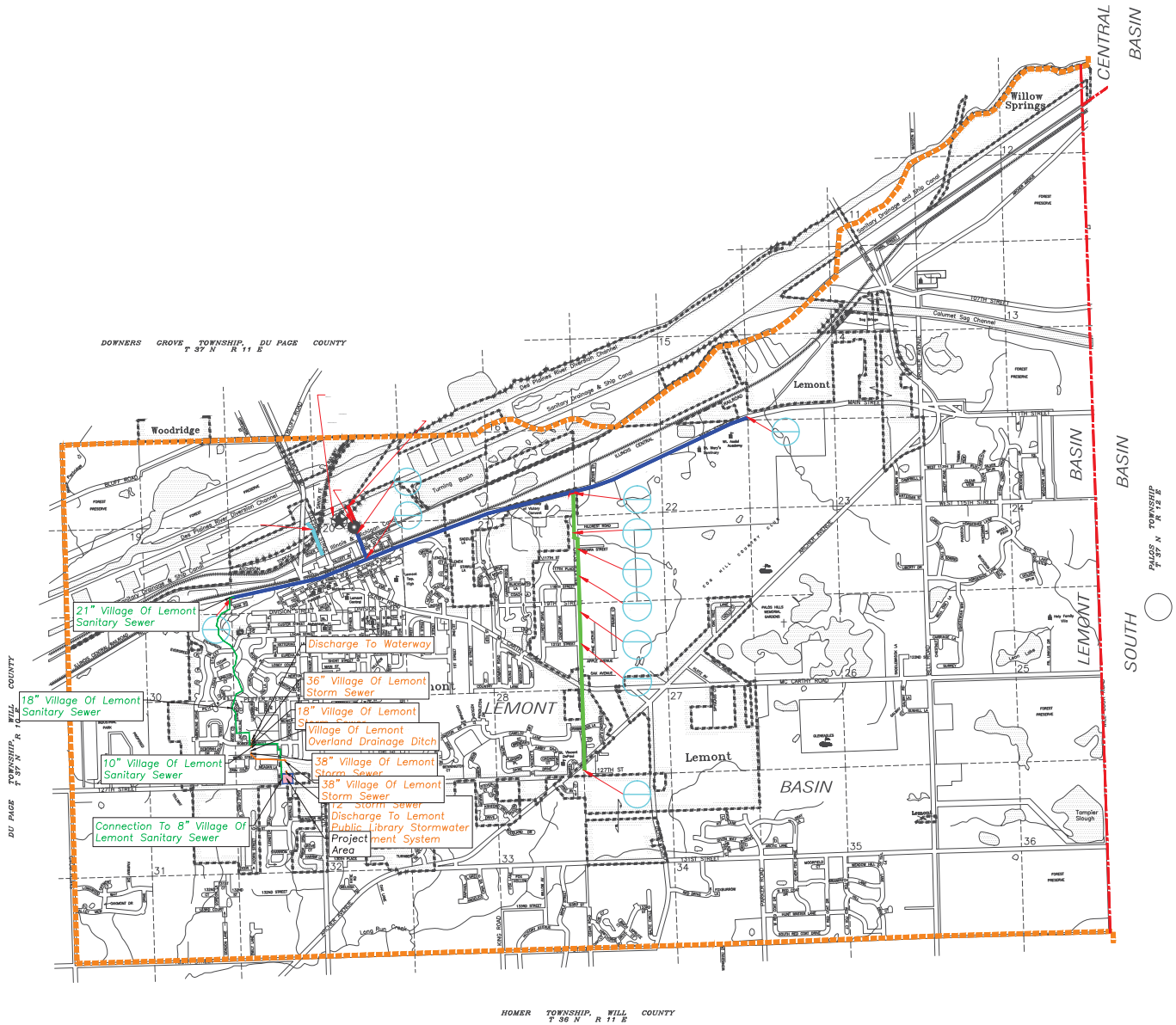

Township 37 North Range 11 East
Cook County, Illinois

0 1/2 1
SCALE OF MILES

LOCATION OF INTERCEPTING SEWERS, PUMPING STATIONS, WATER RECLAMATION PLANTS AND BOUNDARIES.
M.W.R.D. BOUNDARY
M.W.R.D. SEWERS
5-12-06

TOWN BOUNDARY
FACILITY BOUNDARY
CITY BOUNDARY
55.0 GROUND ELEVATION CCD
38.5 SEWER INVERT ELEVATION CCD

EXHIBIT LEGEND

Sanitary Sewer
Storm Sewer
Project Area

fgma
FGMA ARCHITECTS
FGM Architects Inc.
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
630.574.7070 FAX
ILLINOIS PROFESSIONAL DESIGN FIRM #184-000255

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
125 S. JEFFERSON ST, SUITE 130,
CHICAGO, IL 60661
312.463.6551 (O) XXX.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1801 NAPERVILLE BLVD, #200
NAPERVILLE, IL 60540
630.717.1899 (O) XXX.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

M.E.P.
WT GROUP
2670 PRATUM AVE
HOFFMAN ESTATES, IL 259
XXX.XXX.XXXX (O) (224.299.6440)(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

FOR PERMIT REVIEW ONLY

NO	DATE	ISSUANCE DESCRIPTION
1	06/20/2025	100% SCHEMATIC DESIGN
2	07/25/2025	50% DESIGN DEVELOPMENT
3	09/12/2025	100% DESIGN DEVELOPMENT

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

SANITARY & STORM SEWER ROUTING MAP

SHEET NO: **C0.1**

JOB NO. 23-3857.02

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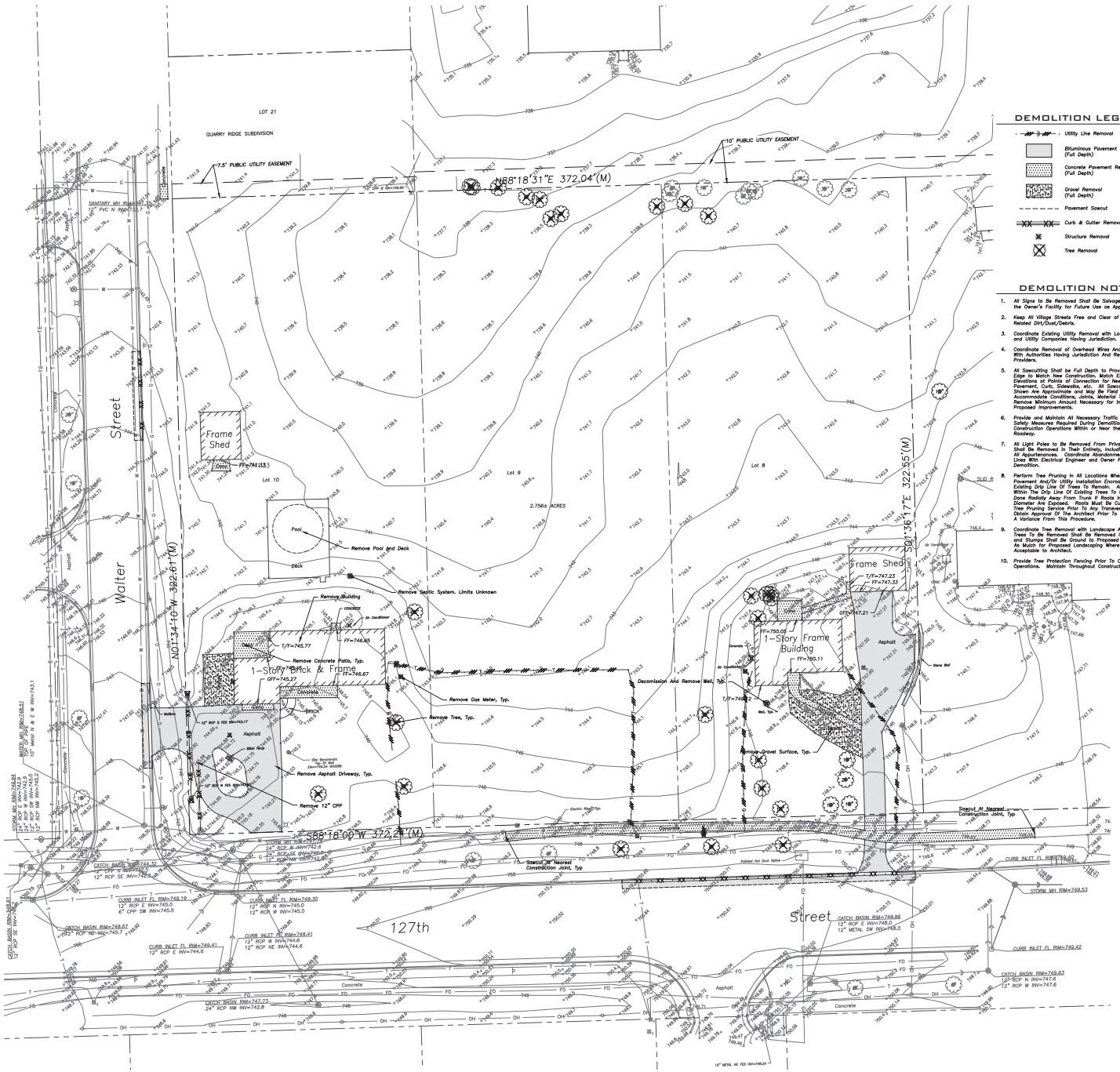

DEMOLITION LEGEND

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

DEMOLITION NOTES

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

20' 0' 20' 40' 60'

Scale: 1"= 20'

LEGEND

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

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Most Reliable Information Available To The Engineer And Is Given For The Contractor's Convenience. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify The Owner, Engineer and The ***City of Chicago: Utility Alert Network at 312-744-7000*** A Minimum of 48 Hours in Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It Is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to State At Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Obtained Within These Drawings Without Written Approval From Erikason Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

fgma
FGMA ARCHITECTS
FGM Architects Inc.
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
630.574.7070 FAX
ILLINOIS PROFESSIONAL DESIGN FIRM #184.000255

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
125 S. JEFFERSON ST, SUITE 130,
CHICAGO, IL 60661
312.463.0551 (O) XXX.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY NO. XXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1801 NAPER BLVD, SUITE 2250
NAPERVILLE, IL 60540
630.717.1898 (O) XXX.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY NO. XXXXXXXXX

M.E.P.
WT GROUP
AUTH PRINTOUR AVE
NOR PRINTOUR, IL 23P
XXX.XXX.XXXX (O) XX.290.44403)
XXX STATE CERTIFICATE OF AUTHORITY NO. XXXXXXXXX

FOR PERMIT REVIEW ONLY

NO	DATE	ISSUANCE DESCRIPTION
1	06/20/2025	100% SCHEMATIC DESIGN
2	07/25/2025	50% DESIGN DEVELOPMENT
3	09/12/2025	100% DESIGN DEVELOPMENT

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

SITE DEMOLITION PLAN

SHEET NO: **C1.0**

JOB NO. 23-3857.02

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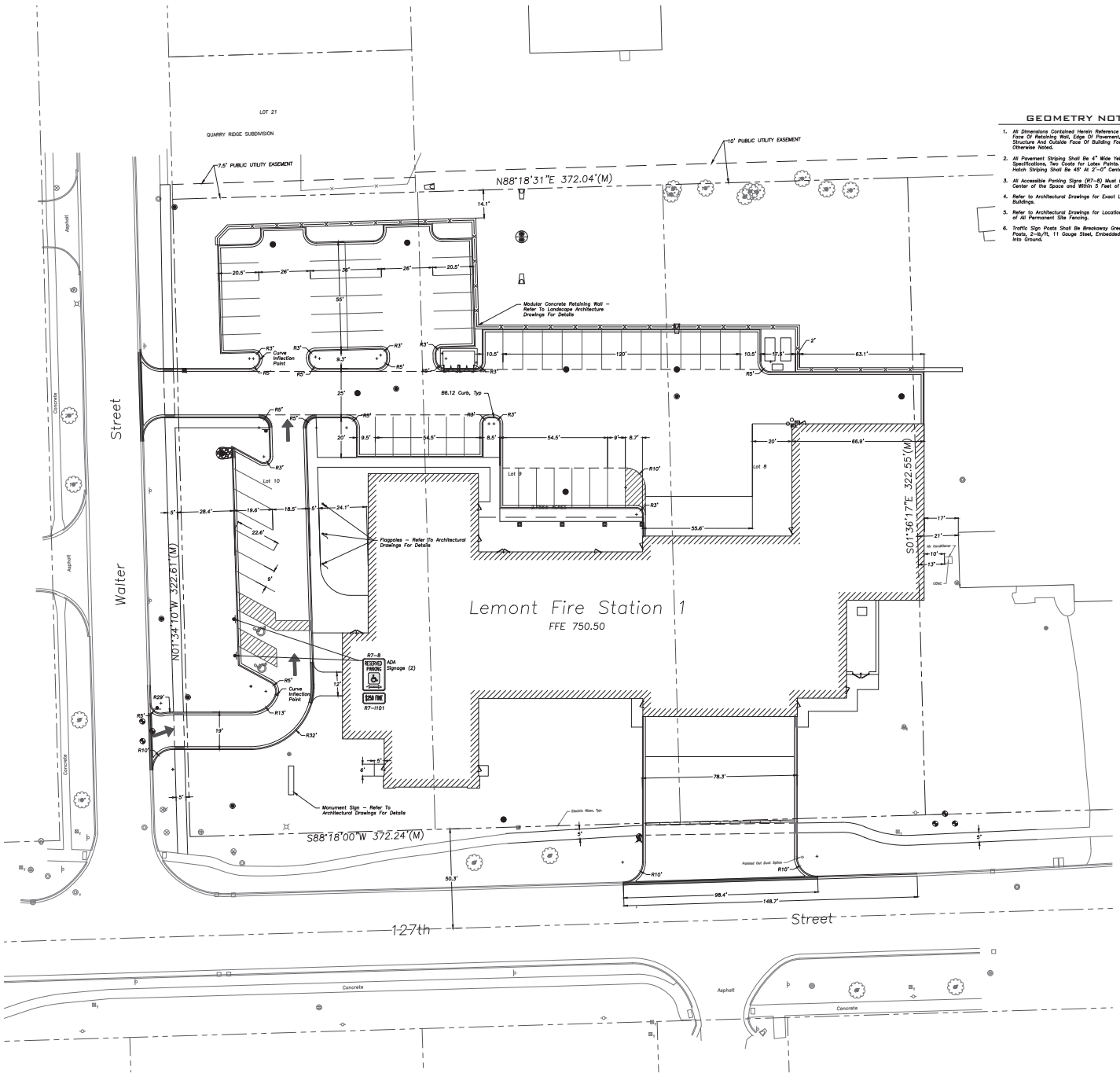

GEOMETRY NOTES

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

N

20' 0' 20' 40' 60'

Scale: 1" = 20'

LEGEND

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

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information And Is Not To Be Relied Upon By Any Of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. *Contractor Shall Provide Private Utility Locating Services for the Project Area.*
4. *Notify The Owner, Engineer and The ***City of Chicago: Utility Alert Network at 312-744-7000*** A Minimum of 48 Hours In Advance of Performing Any Work.*
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6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.*
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. *Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

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2	07/25/2025	50% DESIGN DEVELOPMENT
3	09/12/2025	100% DESIGN DEVELOPMENT

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

SITE GEOMETRY PLAN

SHEET NO: **C2.0**

JOB NO. 23-3857.02

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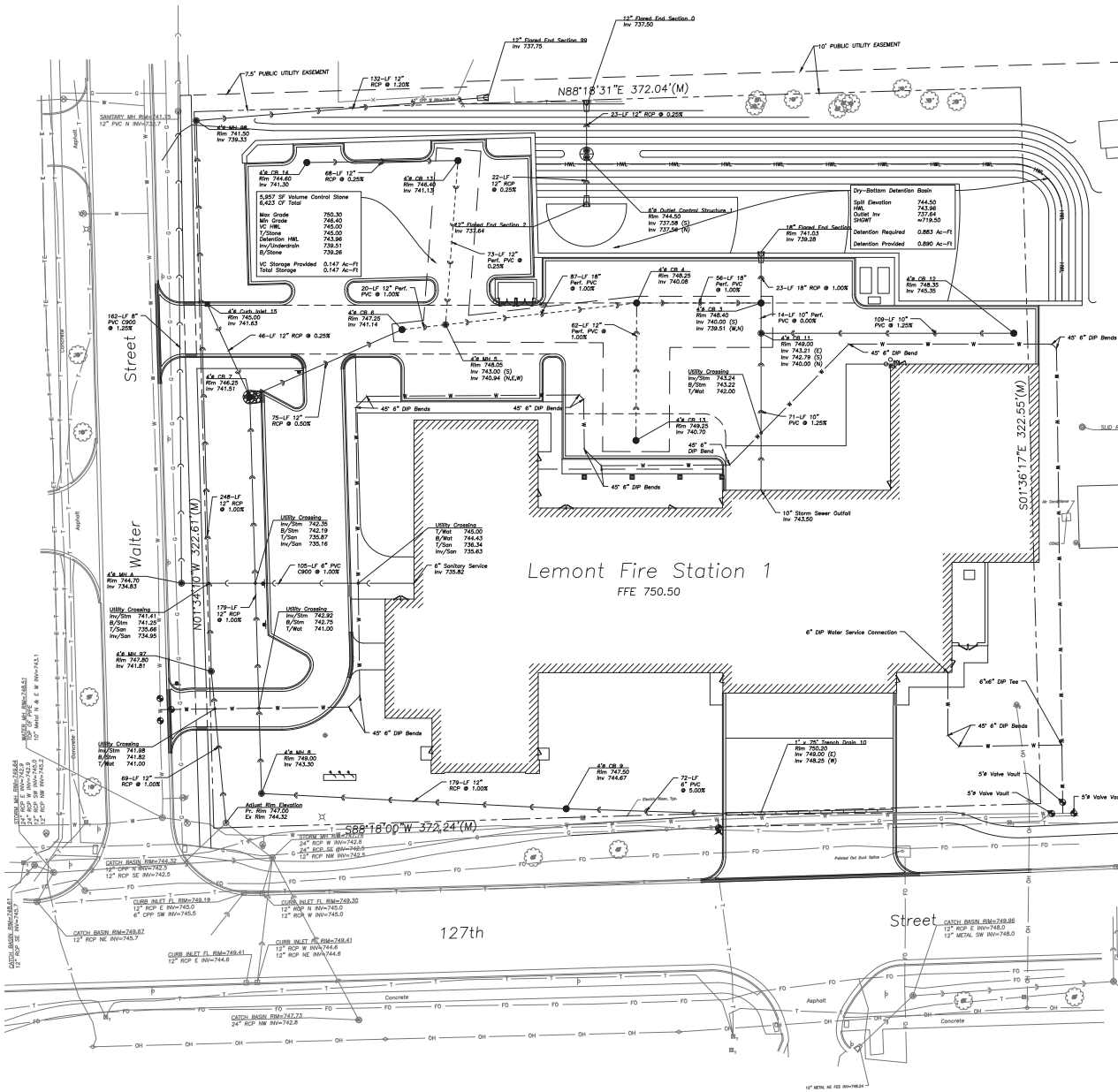

UTILITY NOTES

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

STRUCTURE NOTES

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

N

20' 0' 20' 40' 60'

Scale: 1"= 20'

LEGEND

EXISTING		PROPOSED
◎	Manhole	●
◎	Drainage Structure	●
□	Drainage Structure	■
△	Area Drain	▲
O_{CO}	Clean Out	$\bullet_{CO}$
	Flared End Section	
——S——	Storm Sewer	——S——
——SAN——	Sanitary Sewer	——SAN——
——C——	Combined Sewer	——C——
——W——	Water Main	——W——
——G——	Gas Line	——G——
——OH——	Overhead Wires	——OH——
——E——	Electrical Cable (Buried)	——E——
——T——	Telephone Line	——T——
Φ_H	Fire Hydrant	Φ_H
⊗	Valve Vault	⊗
Φ_B	Buffalo Box	Φ_B
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
Φ_G	Gas Valve	
Φ_G	Gas Meter	
Φ_E	Electric Meter	
Φ_E	Electric Manhole	
▣	Hand Hole	
☼	Light Pole	■
☼	Light Pole w/ Mast Arm	
⊸	Utility Pole	⊸
Φ_T	Telephone Pedestal	
Φ_T	Telephone Manhole	
⚐	Sign	
——x——	Fence	——x——
♿	Accessible Parking Stall	♿
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	▸ C 782.50
× G 782.00	Gutter Elevation	▸ G 782.00
× P 783.25	Pavement Elevation	▸ P. 783.25
× W 782.10	Sidewalk Elevation	▸ W. 782.10
× 784.0	Ground Elevation	▸ 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
× × × 781	Swale	× × × 781
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

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2	07/25/2025	50% DESIGN DEVELOPMENT
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LEMONT FIRE STATION 1
LEMONT FIRE PROTECTION DISTRICT
NE CORNER OF WALTER STREET & 127TH STREET
LEMONT, IL 60439

SITE UTILITY PLAN

SHEET NO: **C3.0**

JOB NO. 23-3857.02

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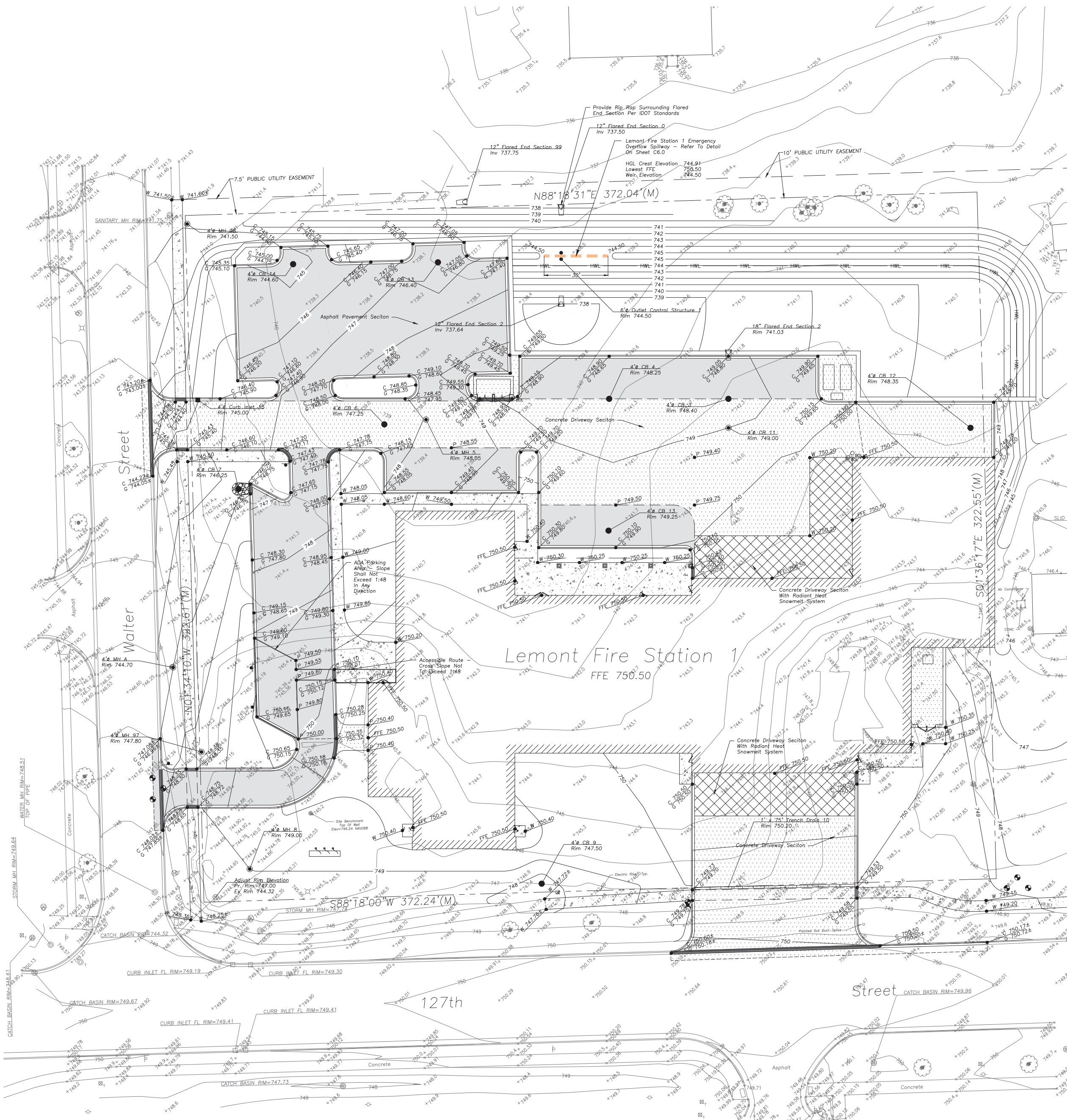

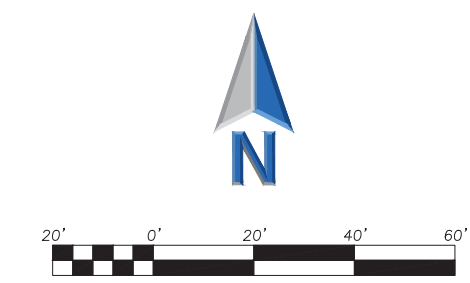

Scale: 1"=20'

PAVING & SURFACE LEGEND

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

GRADING NOTES

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

LEGEND

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

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GRADING AND PAVING PLAN

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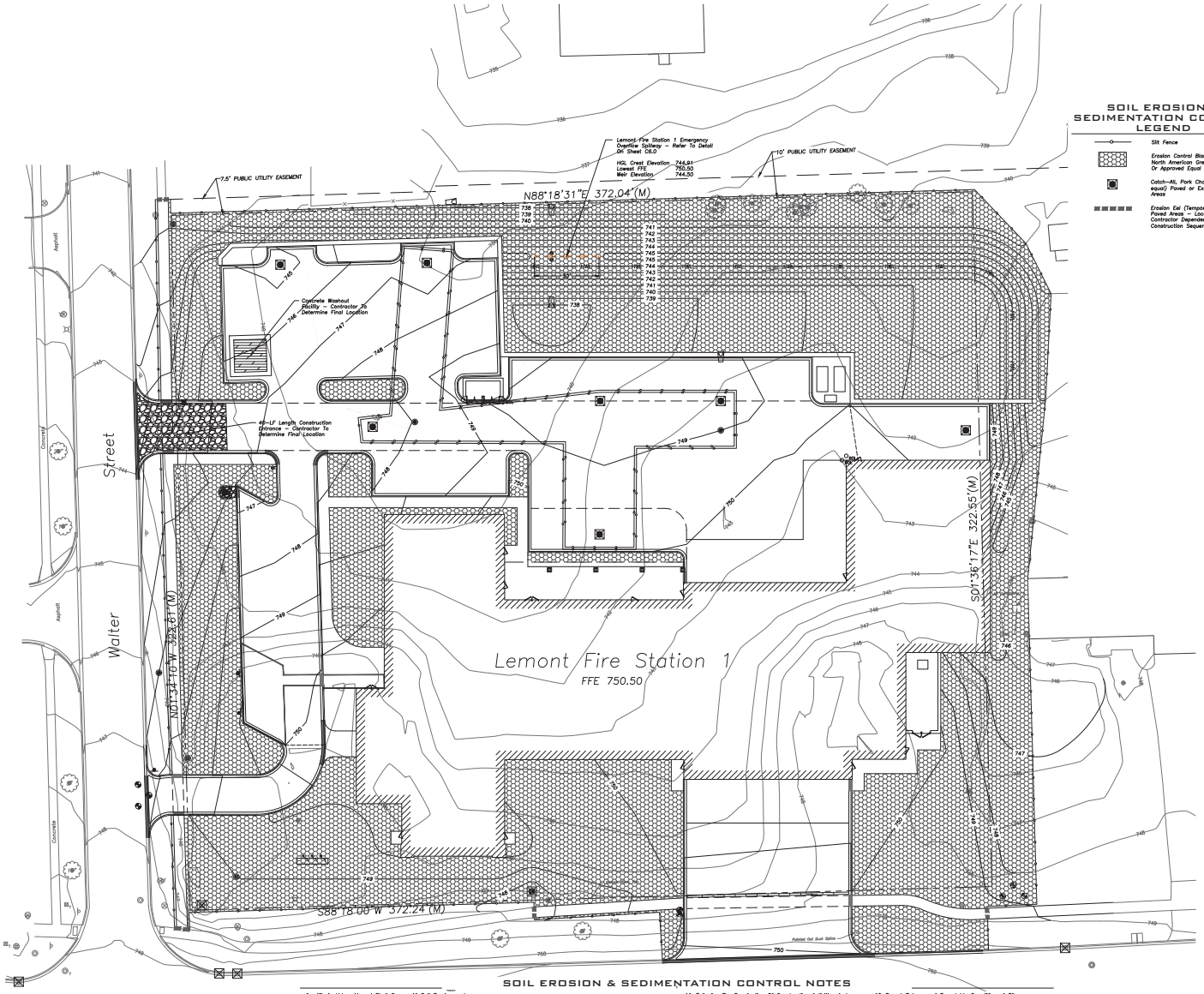

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

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

SOIL EROSION & SEDIMENTATION CONTROL NOTES

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

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

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

N

20' 0' 20' 40' 60'

Scale: 1"= 20'

LEGEND

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

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Most Reliable Information Available To The Engineer And Is Given For The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify The Owner, Engineer and The ***City of Chicago: Utility Alert Network at 312–744–7000** A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It Is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re–Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provide An As–built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

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GLENVIEW, IL 60025 (O) 224.290.6440(F)
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ISSUANCE

NO	DATE	DESCRIPTION
1	06/30/2025	100% SCHEMATIC DESIGN
2	07/25/2025	50% DESIGN DEVELOPMENT
3	09/12/2025	100% DESIGN DEVELOPMENT

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

SITE EROSION AND SEDIMENT CONTROL PLAN

SHEET NO: **C5.0**

JOB NO. 23-3857.02

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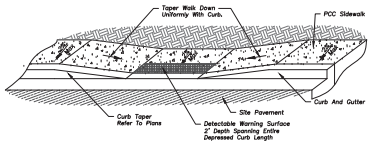
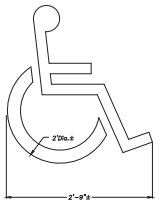
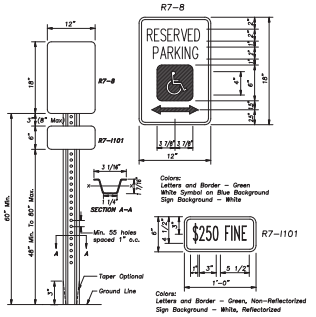


DEPRESSED ACCESSIBLE LANDING DETAIL



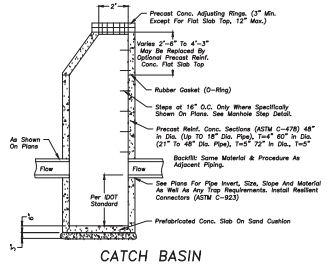
Note: All Paint Shall Be 4" Wide Yellow Lines (Typ.)

ACCESSIBLE PARKING STALL
PAVEMENT MARKING



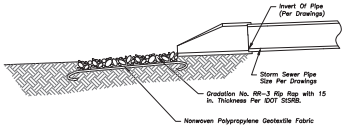
Notes: Dimensions Shown For Cross Sections Are Minimum.
All Holes Are 3/8"ø. Minimum Section Modulus About The X-X Axis Of The Post Shall Be 0.223 in.
For Posts In Which Holes Are Punched Or Drilled For More Than Half Their Length, The Section Modulus Shall Be Computed For The Net Section.
3'-6" Post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

ACCESSIBLE PARKING SIGN

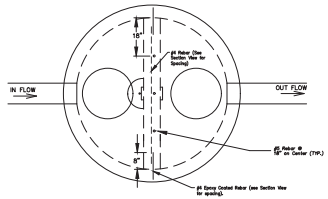


CATCH BASIN

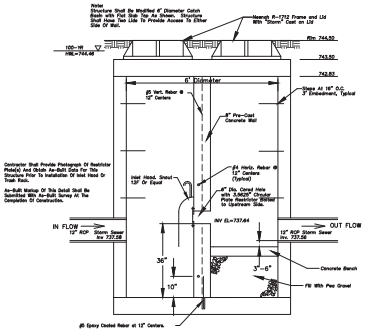
Notes:
1. Contractor shall provide adequate coupling device and/or oversize the end section to accommodate HDPE storm sewer size specified in drawings.



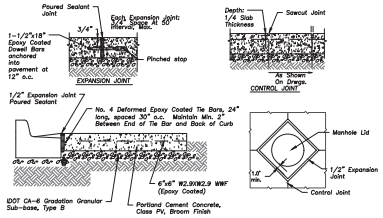
RIP RAP AT FLARED END SECTION



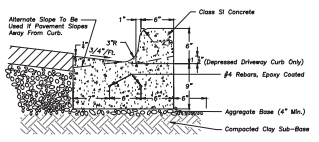
PLAN VIEW
NOT TO SCALE



OUTLET CONTROL STRUCTURE 1

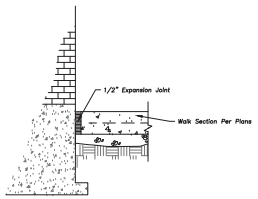


CONCRETE PAVEMENT DETAILS

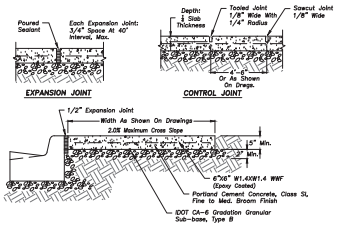


Notes:
1. A 1" Expansion Joint Shall Be Installed At All Points of Curvature For Short Radius (Under 25 ft.) Curves. Maximum Expansion Joint Spacing is 60'. Expansion Joints Shall Be Constructed With 1" Thick Pre-Molded Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One 1 1/4"ø 18" Long, Coated Smooth Dowel Bar. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Of Expansion.
2. Maximum Contraction (Control) Joint Spacing Shall Be 20'.

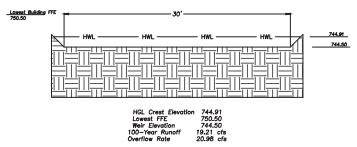
B-6.12 CURB & GUTTER



WALK ADJACENT TO BUILDING

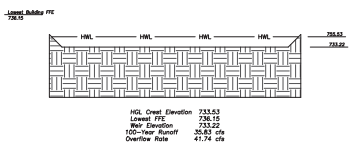


PORTLAND CEMENT CONC. SIDEWALK



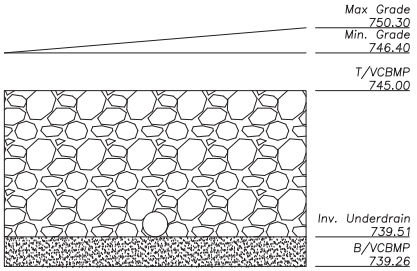
HGL Crest Elevation 744.91
Lowest FFE 750.50
Weir Elevation 744.50
100-Year Runoff 19.21 cfs
Overflow Rate 20.98 cfs

SITE EMERGENCY OVERFLOW SPILLWAY



HGL Crest Elevation 733.53
Lowest FFE 736.15
Weir Elevation 733.22
100-Year Runoff 35.83 cfs
Overflow Rate 41.74 cfs

DOWNSTREAM SITE EMERGENCY OVERFLOW SPILLWAY



Volume Control Summary					
VC HWL				745.00	
Volume Type	Surface Area	Depth	Porosity	Storage Volume	Volume Provided
V_A VC Storage Above Underdrain Invert (50% VC Vol)	5,957 SF	5.49 Ft	0.36	0.36 X 0.50 X V_A	5,887 CF
V_B VC Storage Below Underdrain Invert (100% VC Vol)	5,957 SF	0.25 Ft	0.36	0.36 X 1.00 X V_B	536 CF
				TOTAL STORAGE PROVIDED	6,423 CF

VOLUME CONTROL FACILITY

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WT GROUP
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NO	DATE	DESCRIPTION
1	06/20/2025	100% SCHEMATIC DESIGN
2	07/25/2025	50% DESIGN DEVELOPMENT
3	09/12/2025	100% DESIGN DEVELOPMENT

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

SITE WORK DETAILS

SHEET NO: **C6.0**

JOB NO. 23-3857.02

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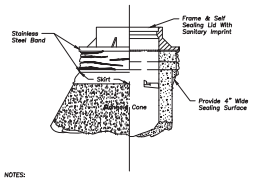
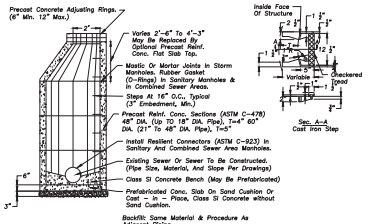
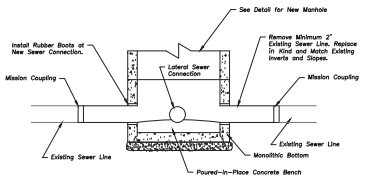


NOTES:
1. Chimney Seals shall be installed on all Sanitary Sewerage System Manholes.
2. "CRETEX" External Seals are required. Other products or other design solutions shall require the approval of the Village Engineer.
3. Chimney Seals shall be installed in accordance with the manufacturer's instructions.

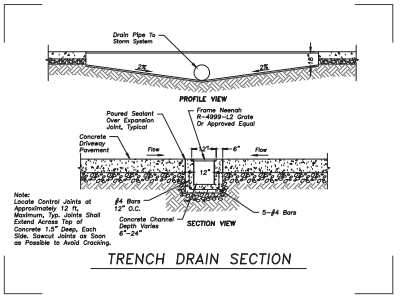
SANITARY MANHOLE CHIMNEY SEAL



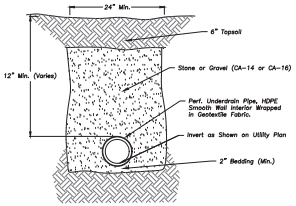
MANHOLE – 48"–60" DIA.



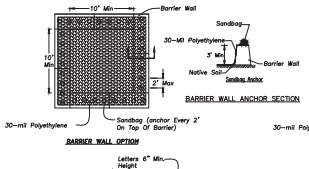
NEW MANHOLE ON EXISTING SEWER LINE



TRENCH DRAIN SECTION

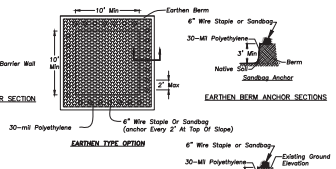


PIPE UNDERDRAIN



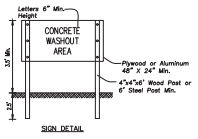
BARRIER WALL OPTION

BARRIER WALL ANCHOR SECTION

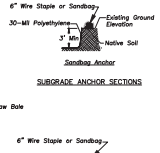


EARTHEN TYPE OPTION

EARTHEN BERM ANCHOR SECTIONS

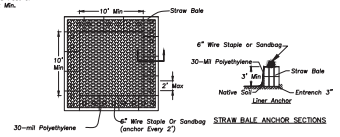


SIGN DETAIL



SUBGRADE ANCHOR SECTIONS

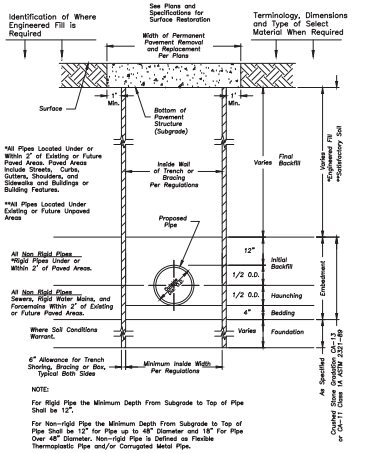
NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two–thirds full.
3. Each straw bale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



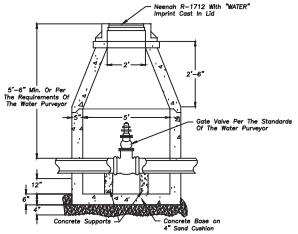
STRAW BALE OPTION

STRAW BALE ANCHOR SECTIONS

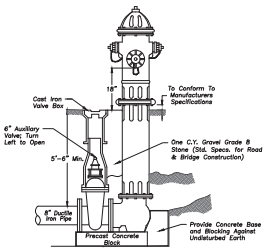
CONCRETE WASHOUT FACILITY



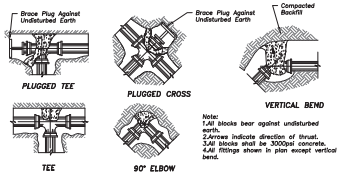
STANDARD SEWER AND WATER TRENCH SECTION



WATER VALVE VAULT



HYDRANT INSTALLATION



THRUST BLOCKING

GENERAL NOTES

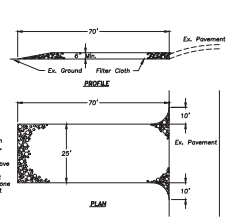
STONE SIZE – Use IDOT gradation CA–1 aggregate stone.

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

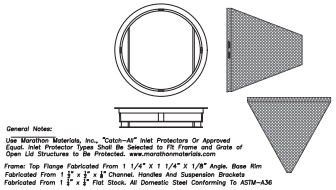
FILTER CLOTH – Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 592, Type I, II, or IV.

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

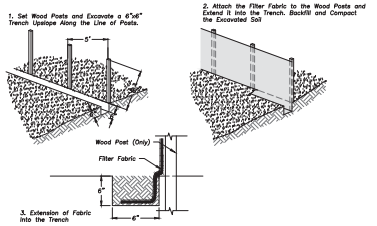
Periodic inspection and needed maintenance shall be provided after each rain.



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



INLET PROTECTORS – SEDIMENT BAG



SILT FENCE CONSTRUCTION (AASHTO 288–00)

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NO	DATE	ISSUANCE DESCRIPTION
1	06/20/2025	100% SCHEMATIC DESIGN
2	07/25/2025	50% DESIGN DEVELOPMENT
3	09/12/2025	100% DESIGN DEVELOPMENT

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

SITE WORK DETAILS

SHEET NO: **C6.1**

JOB NO. 23-3857.02

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P:\25034 - FGM - Lemont Fire Station 1\Drawings\Lemont Fire Station 1 Site Plan.dwg

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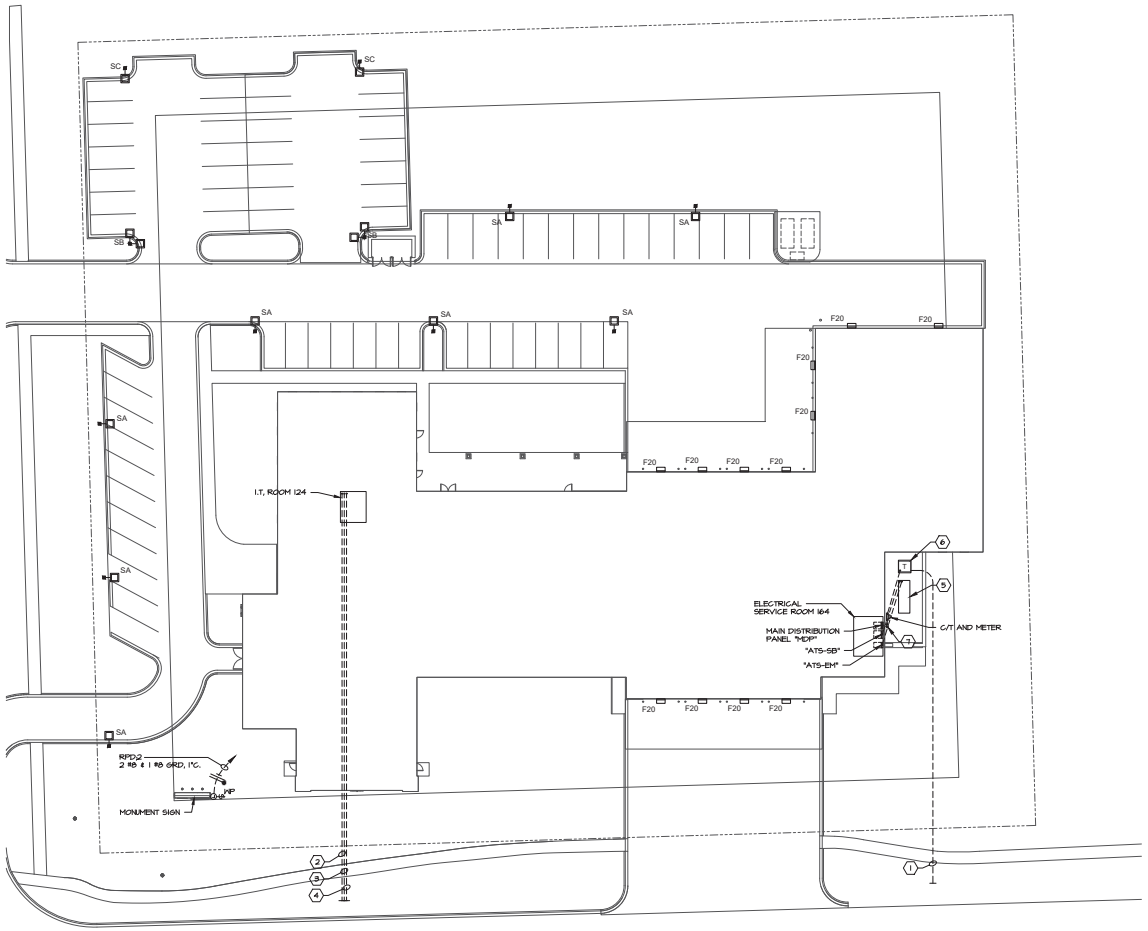


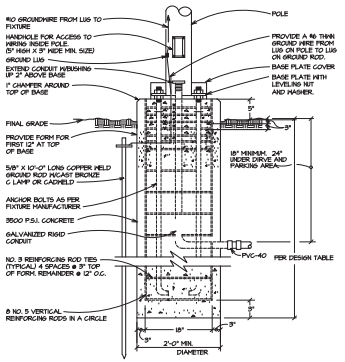
1 | ELECTRICAL SITE PLAN

1" = 20'-0"

SITE LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION & FEATURES	LAMPS QTY.	LAMPS TYPE	MOUNTING CLG./POLE-TYPE	VOLT	SPECIFIED MANUFACTURER AND CATALOG NUMBER
SA	SINGLE HEAD LED POLE LIGHT WITH	1	125W LED	25' POLE	208V	LITHONIA RDSXI-LED-P5-40K-80CRI-
	TYPE IV MEDIUM DISTRIBUTION		16354 LUMENS	ON BASE		T4M-MVOLT-SPA-DDBXD WITH RSSS-
	---		4000K			25-4G-DMHAS-FDLXY-DDBXD POLE
SB	DOUBLE HEAD LED POLE LIGHT WITH	2	125W LED	25' POLE	208V	LITHONIA RDSXI-LED-P5-40K-80CRI-
	TYPE IV MEDIUM DISTRIBUTION		16354 LUMENS	ON BASE		T4M-MVOLT-SPA-DDBXD WITH RSSS-
	---		4000K			25-4G-DMHAS-FDLXY-DDBXD POLE
SC	SINGLE HEAD LED POLE LIGHT WITH	1	125W LED	25' POLE	208V	LITHONIA RDSXI-LED-P5-40K-80CRI-
	TYPE II MEDIUM DISTRIBUTION AND		16354 LUMENS	ON BASE		T4M-MVOLT-SPA-HS-DDBXD WITH RSSS-
	HOUSE SIDE SHIELD		4000K			25-4G-DMHAS-FDLXY-DDBXD POLE
SD	INTERNAL 354 12V REVOLVING,	1	LED	TOP OF POLE	120V/	AMERICAN BEACON INTERNAL
	NON-FOULING FLAG POLE BEACON		500 LUMENS		12V	HALYARD RABM2-30FS-SAT OR
	---		3000K			EQUAL
F20	EXTERIOR WALL PACK	1	47W LED	WALL	120	LITHONIA WDGE2 LED P4 40K 80CRI
	-		4202 LUMENS 4000K			TFTM MVOLT SRM NLTAIR2 PIR
						DDBXD

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



DETAIL - POLE BASE

SCALE: NONE

TYPE OF SOIL		DESIGN DEPTH OF FOUNDATION (IN FEET)
DESCRIPTIONS	STANDARDS	25'-0" POLE
1. SOFT CLAY	QU.=0.25-0.5 TSF	14.0
2. MED. STIFF CLAY	QU.=0.5-1.0 TSF	9.5
3. STIFF CLAY	QU.=1.0-2.0 TSF	7.5

(#) DRAWING KEYED NOTES

1. TWO (2) 4" SCHEDULE 40 PVC CONDUIT FOR UTILITY COMPANY PRIMARY CABLING WITH PULL CORD. PROVIDE 90 DEGREE LONG RADIUS ELBOWS. COORDINATE FINAL LOCATION AND REQUIREMENTS WITH ELECTRIC UTILITY COMPANY. TOTAL BENDS SHALL NOT EXCEED 270 DEGREES.
2. ONE (1) 4" SCHEDULE 40 PVC CONDUIT FOR INCOMING TELEPHONE SERVICE WITH PULL CORD. PROVIDE 90 DEGREE LONG RADIUS ELBOWS. COORDINATE FINAL LOCATION AND REQUIREMENTS WITH PROVIDER. TOTAL BENDS SHALL NOT EXCEED 270 DEGREES.
3. ONE (1) 2" SCHEDULE 40 PVC CONDUIT FOR INCOMING CABLE TV SERVICE WITH PULL CORD. PROVIDE 90 DEGREE LONG RADIUS ELBOWS. COORDINATE FINAL LOCATION AND REQUIREMENTS WITH PROVIDER. TOTAL BENDS SHALL NOT EXCEED 270 DEGREES.
4. ONE (1) 2" SCHEDULE 40 PVC CONDUIT FOR VILLAGE FIBER OPTIC SERVICE WITH PULL CORD. PROVIDE 90 DEGREE LONG RADIUS ELBOWS. COORDINATE FINAL LOCATION AND REQUIREMENTS WITH VILLAGE NETWORK ENGINEER. TOTAL BENDS SHALL NOT EXCEED 270 DEGREES.
5. GENERATOR. SEE RISER DIAGRAM SHEET E5.1 FOR ADDITIONAL ELECTRICAL INSTALLATION INFORMATION.
6. ELECTRIC UTILITY COMPANY PAD MOUNTED TRANSFORMER. SEE RISER DIAGRAM SHEET E5.1 FOR ADDITIONAL ELECTRICAL INSTALLATION INFORMATION.
7. REFER TO LIGHTING PLAN ON DRAWING E2.1 FOR CIRCUITING OF WALL MOUNTED TYPE "F20" FIXTURES.

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3	08/14/2025	90% DESIGN DEVELOPMENT
4	09/12/2025	100% DESIGN DEVELOPMENT

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

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ELECTRICAL SITE PLAN, DETAILS AND NOTES

SHEET NO.
E6.1

JOB NO. 23-3857.02

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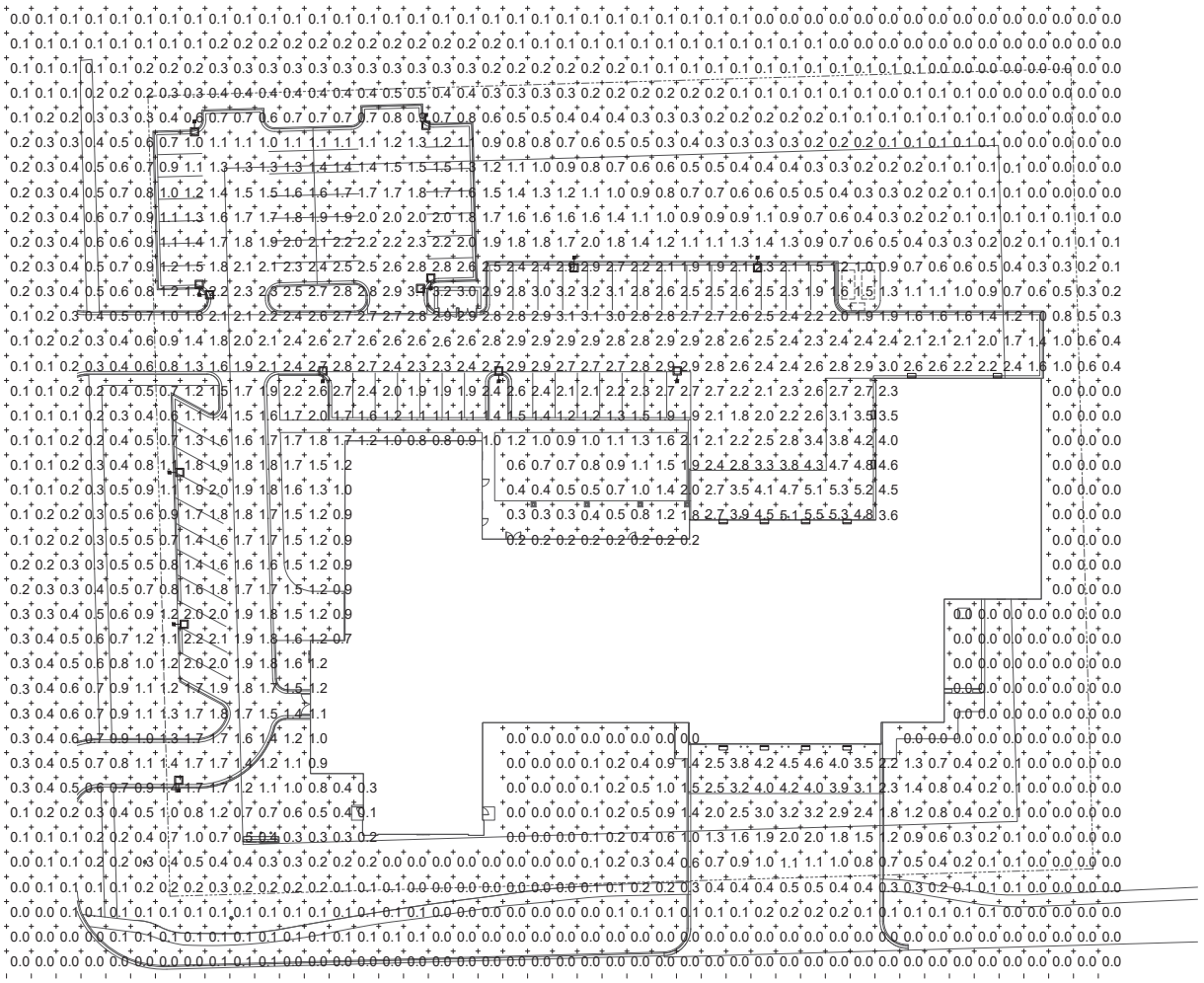

1 **ELECTRICAL SITE PHOTOMETRIC PLAN**
SCALE: 1" = 20'-0"

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

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ELECTRICAL SITE PHOTOMETRIC PLAN

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E6.2

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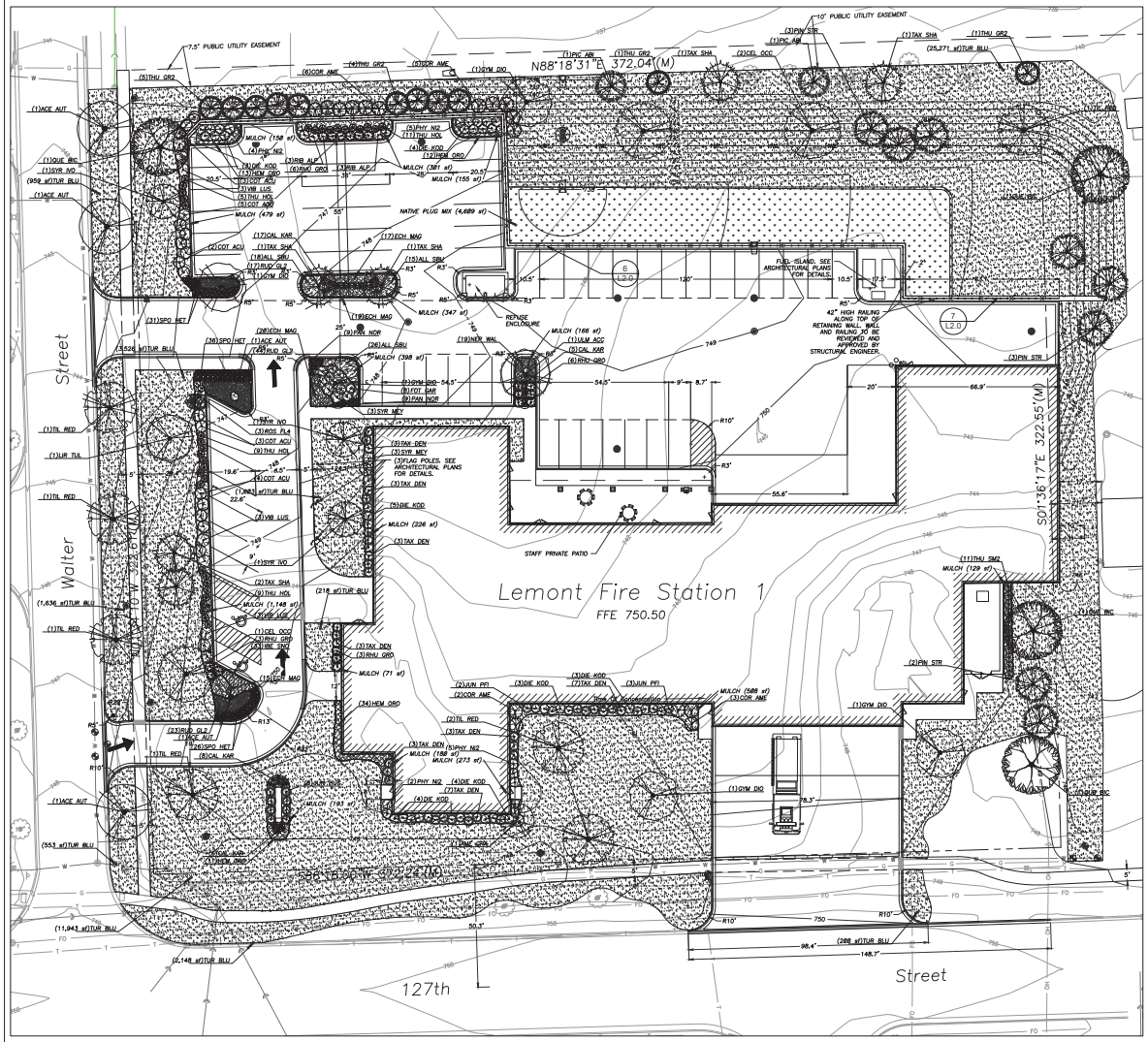
Attachment 7



LANDSCAPE NOTES:

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC., AND NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE OWNER AND THE CITY IN WRITING PRIOR TO ANY SUCH SUBSTITUTIONS BEING MADE.
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SOD AS GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD UNLESS OTHERWISE NOTED.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES				
ACE RUT	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME MAPLE	B & B	2.5"CAL	5
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5"CAL	3
GYM DIO	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2.5"CAL	5
LIR TUL	LIRIODENDRON TULIPIFERA / TULIP POPLAR	B & B	2.5"CAL	1
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5"CAL	4
TAX SHA	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM / BALD CYPRESS	B & B	2.5"CAL	6
TIL RED	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	2.5"CAL	7
ULM ACC	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	2.5"CAL	1
EVERGREEN TREES				
PIC ABI	PICEA ABIES / NORWAY SPRUCE	B & B	6' HT.	2
PIN STR	PINUS STROBUS / WHITE PINE	B & B	6' HT.	8
THU ORI	THUJA STANDISHII X PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B	6' HT.	11
UNDERSTORY TREES				
AME ORA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	8" CLUMP	1
SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2.5"CAL	3
CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
DECIDUOUS SHRUBS				
COR AME	CORYLUS AMERICANA / AMERICAN HAZELNUT	CONT.	36" HT.	16
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	17
DIE KOD	DIERVILLA X 'GZ0JB8544' / KODIAK® ORANGE DIERVILLA	CONT.	18" HT.	26
FOT GAR	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	B & B	18" HT.	8
PHY N2	PHYSOCARPUS OPULIFOLIUS / NINEBARK	B & B	18" HT.	16
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	24" SPREAD	18
RIB ALP	RIBES ALPINUM / ALPINE CURRANT	B & B	18" HT.	6
ROS FLA	ROSA X 'FLOWER CARPET PINK' / ROSE	CONT.	24" HT.	3
SYR MEY	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	B & B	18" HT.	6
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	9
EVERGREEN SHRUBS				
JUN PFI	JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER	B & B	24" SPREAD	5
JUN HUG	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	B & B	24" SPREAD	8
TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	36" HT.	32
THU HOL	THUJA OCCIDENTALIS 'HOLMSTRUP' / HOLMSTRUP ARBORVITAE	B & B	36" HT.	34
THU SM2	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	B & B	5' HT.	11
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	#1	36
PAN NOR	PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	CONT.	#1	18
SPO HET	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	CONT.	#1	93
CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
PERENNIALS				
ALL SBU	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION	CONT.	#1	59
ECH MAG	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER	CONT.	#1	71
HEM ORO	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT.	#1	78
IBE SNO	IBERIS SEMPERVIRENS 'SNOWFLAKE' / SNOWFLAKE EVERGREEN CANDYTUFT	CONT.	#1	33
NEP WAL	NEPETA X FAASSENII 'WALKER'S LOW' / WALKERS LOW CATMINT	CONT.	#1	19
RUD GL2	RUDBECKIA FULGIDA 'GLDSTRUM' / BLACK-EYED SUSAN	CONT.	#1	84
TURF GRASS				
TUR BLU	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	ROLLED	SOD	48,857 SF

SITE MATERIALS SCHEDULE

MULCH	4,724 SF
NATIVE PLUG MIX	4,689 SF

NATIVE PLUG PLANT MIX:

Botanical Name	Common Name	Quantity	Size	Spacing
FORBS 60%				
Allium cernuum	Nodding Onion	100	Plug	15" o.c.
Asclepias incarnata	Marsh Milkweed	100	Plug	15" o.c.
Aster novae-angliae	New England Aster	100	Plug	15" o.c.
Aster puniceus	Swamp Aster	100	Plug	15" o.c.
Echinacea pallida	Pale Purple Coneflower	100	Plug	15" o.c.
Echinacea purpurea	Purple Coneflower	100	Plug	15" o.c.
Eutrochium maculatum	Joe-Pye-Weed	100	Plug	15" o.c.
Liatris pycnostachya	Prairie Blazing Star	100	Plug	15" o.c.
Liatris spicata	Marsh Blazing Star	100	Plug	15" o.c.
Monarda fistulosa	Wild Bergamot	100	Plug	15" o.c.
Penstemon digitalis	Foxglove Beardtongue	70	Plug	15" o.c.
Physostegia virginiana	Obedient Plant	70	Plug	15" o.c.
Pycnanthemum virginianum	Mountain Mint	100	Plug	15" o.c.
Rudbeckia hirta	Black-eyed Susan	100	Plug	15" o.c.
Rudbeckia subtomentosa	Sweet Black-eyed Susan	70	Plug	15" o.c.
Symphyotrichum novae-angliae	New England Aster	70	Plug	15" o.c.
Tradescantia ohiensis	Purple Meadow Rue	70	Plug	15" o.c.
Tradescantia virginiana	Spiderwort	100	Plug	15" o.c.
Verbena hastata	Blue Vervain	70	Plug	15" o.c.
Vicia americana	Golden Alexanders	70	Plug	15" o.c.
	SUBTOTAL	1500		
GRASSES or GRASS-LIKE PERENNIALS 40%				
Andropogon gerardii	Big Bluestem	100	Plug	15" o.c.
Carex lupulina	Hop Sedge	70	Plug	15" o.c.
Carex stricta	Tussock Sedge	70	Plug	15" o.c.
Carex vulpinoidea	Fox Sedge	70	Plug	15" o.c.
Elymus riparius	Riverbank Wild Rye	100	Plug	15" o.c.
Juncus effusus	Soft Rush	70	Plug	15" o.c.
Panicum virgatum	Switchgrass	100	Plug	15" o.c.
Schizachyrium scoparium	Little Bluestem	70	Plug	15" o.c.
Sorghastrum nutans	Indian Grass	70	Plug	15" o.c.
	SUBTOTAL	2300		
	TOTAL PLANTS	3800		

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3	09/05/2025	90% DESIGN DEVELOPMENT
4	09/12/2025	100% DESIGN DEVELOPMENT
4	10/06/2025	PROGRESS PRINT

LEMONT FIRE STATION 1
LEMONT FIRE PROTECTION DISTRICT
WALTER ST. & 127TH ST., LEMONT, IL

PROGRESS PRINT 10/06/2025

LANDSCAPE PLAN

SHEET NO.
L1.0

JOB NO. 23-3857.02

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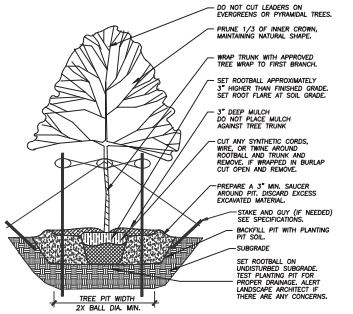
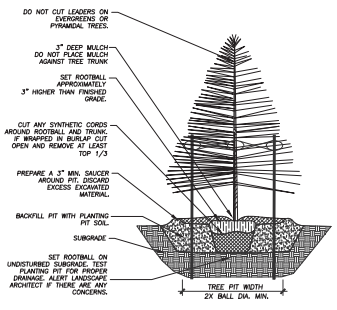
EDA Exhibit - P:\25\34 — FGM Inc - Lemont Fire Station 1\Drawings\Lemont Fire Station 1 Landscape Plan.dwg
Finished: 10/06/25 @ 2:03pm By: kgregory



1 TREE PLANTING DETAIL

Not To Scale

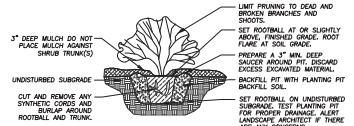
329343-01



2 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

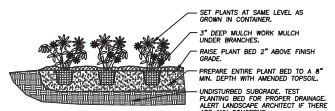
329343-02



3 SHRUB PLANTING DETAIL

Not To Scale

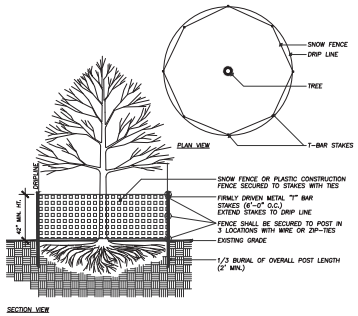
329333-01



4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

Not To Scale

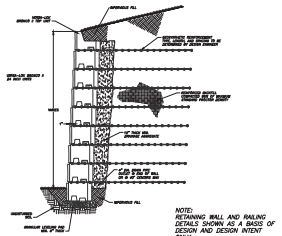
329301-03



5 TREE PROTECTION DETAIL

Not To Scale

329383-01



NOTE:
RETAINING WALL AND RAILING DETAILS SHOWN AS A BASIS OF DESIGN AND DESIGN INTENT ONLY.

PRELIMINARY

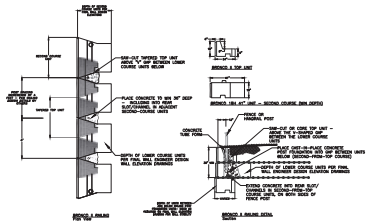
REINFORCED WALL

BRONCO II

6 REINFORCED MODULAR RETAINING WALL

Not To Scale

0422-15



NOTE:
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PRELIMINARY

RAILING

BRONCO 18H

7 MODULAR CONCRETE WALL WITH RAILING

Not To Scale

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LEMONT FIRE STATION 1
LEMONT FIRE PROTECTION DISTRICT
WALTER ST. & 127TH ST., LEMONT, IL

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LANDSCAPE DETAILS

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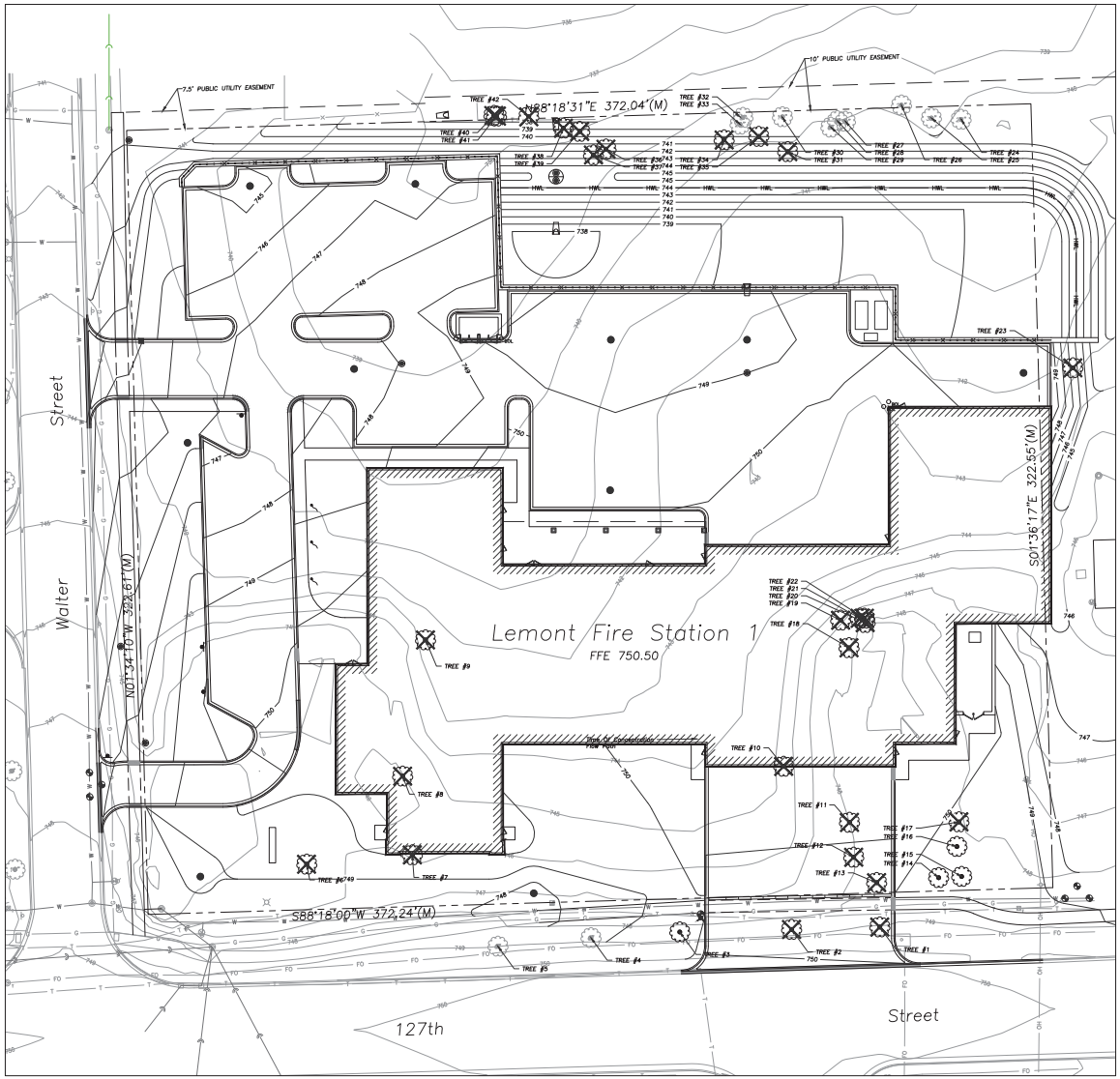

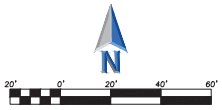

Scale: 1"= 20'

EXISTING TREE INVENTORY:

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

TREE PRESERVATION NOTES:

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

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LEMONT FIRE STATION 1
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PROGRESS PRINT 10/06/2025

TREE PRESERVATION PLAN

SHEET NO.
L3.0

JOB NO. 23-3857.02

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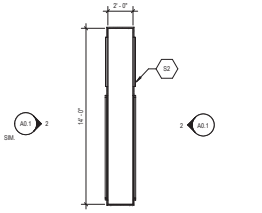
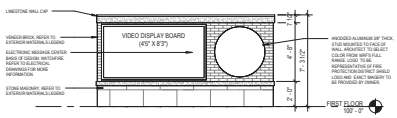
Plotted: 10/06/25 @ 2:47pm By: kgregory

Attachment 8

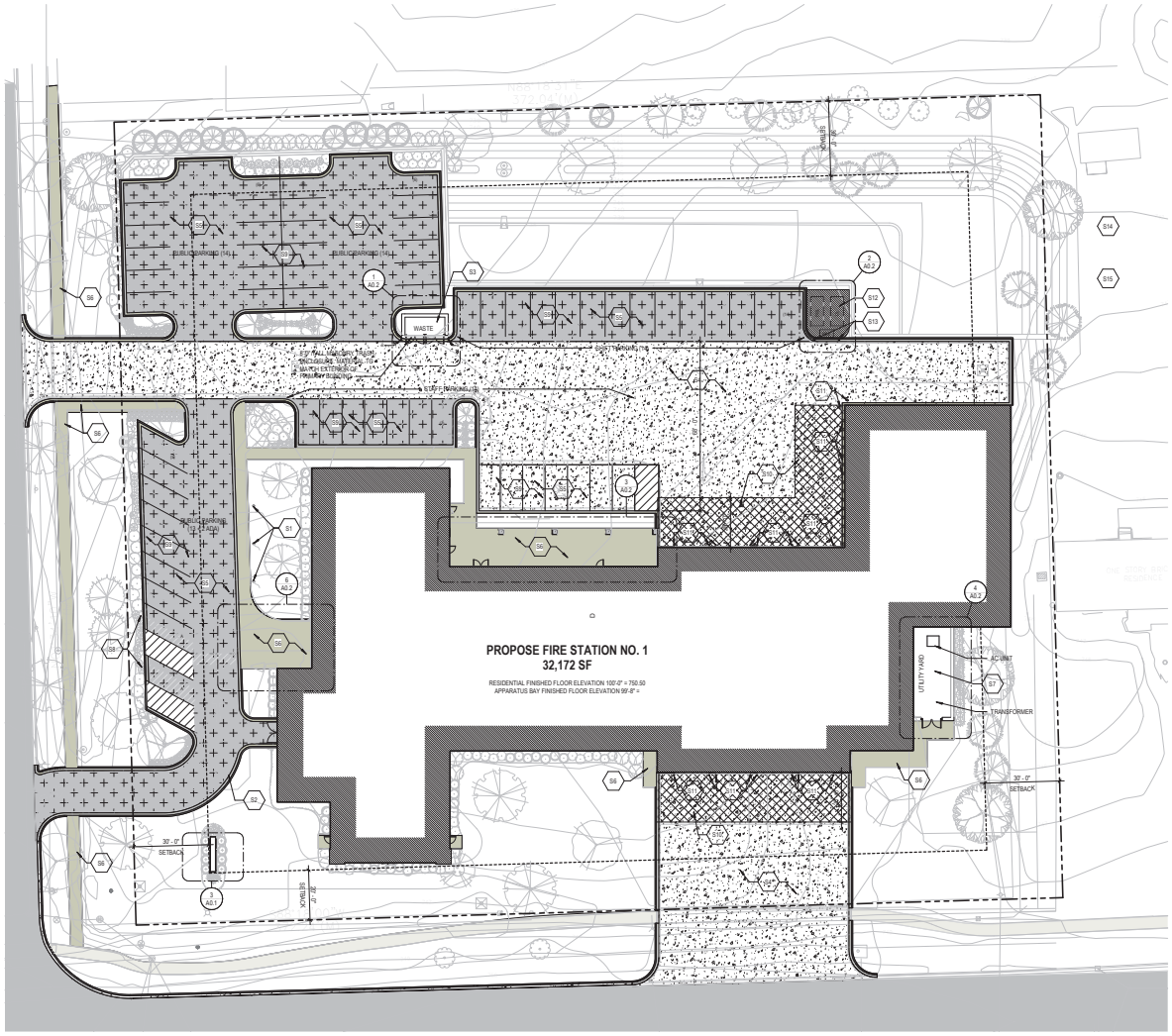




BOTH SIDES OF MONUMENT SIGN WILL HAVE VDB AND EMBLEM

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

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



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

GENERAL SITE PLAN NOTES

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

SITE PLAN LEGEND

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

SITE PLAN KEYED NOTES

TAG	DESCRIPTION
S1	NEW FLAG POLES WITH CONCRETE FOUNDATION. SEE DETAILS ON A0.3 FOR ADDITIONAL INFORMATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
S2	NEW MONUMENT SIGN WITH VISUAL DISPLAY BOARD. BASIS OF DESIGN: WATCHFIRE. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
S3	NEW TRASH ENCLOSURE. SEE SITE DETAILS FOR MORE INFORMATION.
S4	NEW CONCRETE DRIVEWAY. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
S5	NEW ASPHALT DRIVEWAY. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
S6	NEW CONCRETE SIDEWALK. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
S7	NATURAL GAS GENERATOR. BASIS OF DESIGN: GENERAC INDUSTRIAL POWER SG175, LEVEL 2 SOUND ATTENTION. PROVIDE 4" CONCRETE PAD. SEE CIVIL, MECHANICAL, AND ELECTRICAL SERIES FOR MORE INFORMATION.
S8	ACCESSIBLE PARKING SIGN. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
S9	PROVIDE PARKING LOT STRIPING, TYPICAL. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
S10	RADIANT HEAT SNOWMELT IN APRON SLAB. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
S11	6" GALVANIZED STEEL PIPE BOLLARD. FILL BOLLARD WITH CONCRETE. COVER BOLLARD WITH PLASTIC BOLLARD COVER. REFER TO DETAIL ON A0.3
S12	FUEL ISLAND. DELICATED DESIGN. PROVIDE 2 ABOVE GROUND TANKS: (1) 100 GALLON DEF, (1) 2,200 GALLON GAS, (1) 2,200 GALLON DIESEL. REFER TO CIVIL DRAWINGS FOR CONCRETE PAD INFORMATION. REFER TO ELECTRICAL SERIES FOR ADDITIONAL INFORMATION.
S13	6" SURFACE MOUNTED BOLLARDS.
S14	NEW LIGHT POLE. SEE ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.
S15	MULCH BED WITH PLANTINGS. REFERE TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

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

ISSUED FOR 25% CONSTRUCTION DOCUMENTATION

ARCHITECTURAL SITE PLAN

SHEET NO.
A0.1

JOB NO. 23-3857.02

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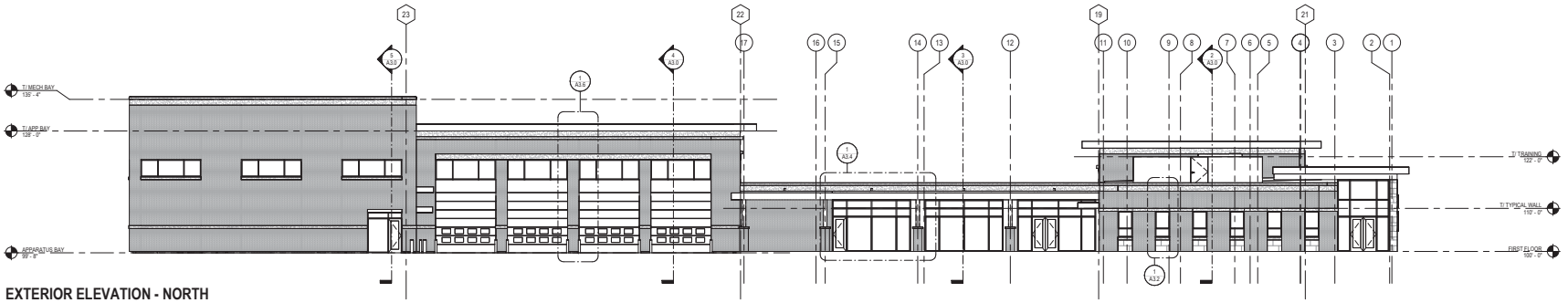
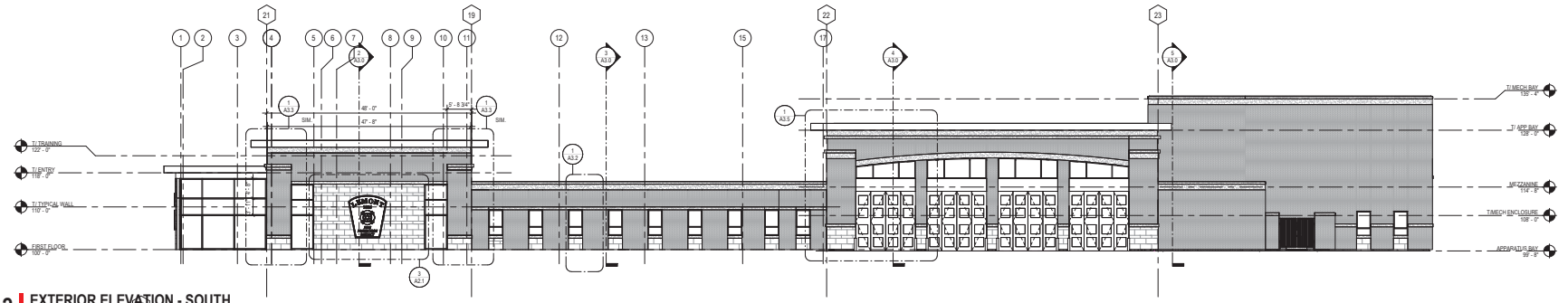


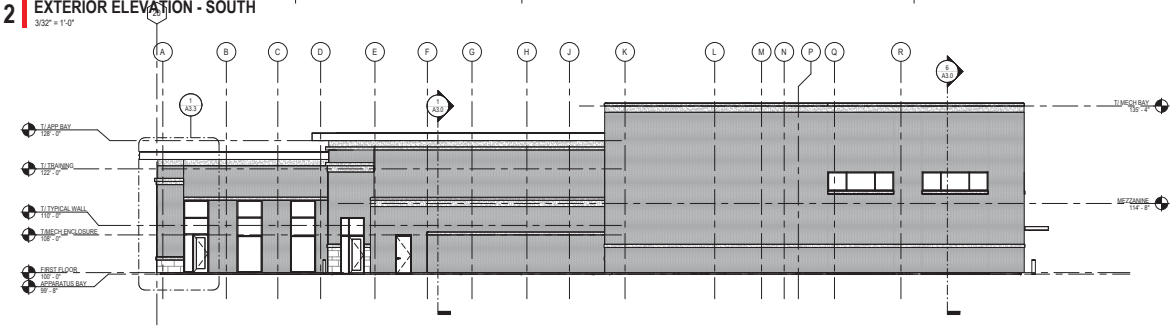
4 EXTERIOR ELEVATION - NORTH

3/32" = 1'-0"



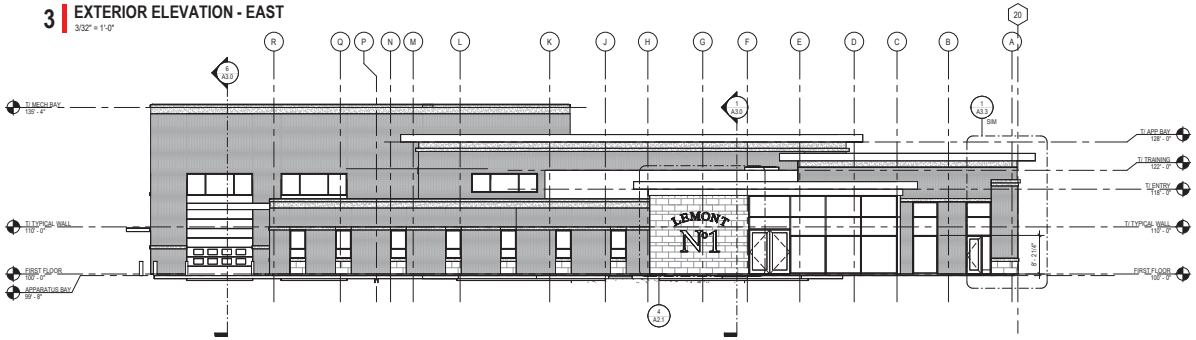
2 EXTERIOR ELEVATION - SOUTH

3/32" = 1'-0"



3 EXTERIOR ELEVATION - EAST

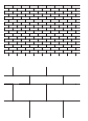
3/32" = 1'-0"



1 EXTERIOR ELEVATION - WEST

3/32" = 1'-0"

EXTERIOR MATERIALS LEGEND



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

STONE MASONRY
SM-1A BLOCK UNITS
MFR: LANNON STONE
STYLE: ???
SIZE: (7 9/16"W x 7 5/8"H x 15 5/8"L)
COLOR: BROOKFIELD BUFF
USE: ???

SM-1B BLOCK UNITS
MFR: ???
STYLE: ???
SIZE: (7 9/16"W x 7 5/8"H x 15 5/8"L)
COLOR: ???
USE: ???

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

EXTERIOR PAINT
PT-1X EXTERIOR PAINT TO BE:
MFR: ???
COLOR: TO BE SELECTED BY ARCHITECT
LOCATIONS: ???

PT-2X EXTERIOR PAINT TO BE:
MFR: ???
COLOR:
LOCATIONS: ???

LEGEND - EXTERIOR MATERIALS

1/4" = 1'-0"

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

CIVIL
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130 S JEFFERSON ST, SUITE 325,
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312.669.0555 (O) 909.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

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STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
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WT GROUP
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NO.	DATE	ISSUANCE DESCRIPTION
	10.21.2025	PUD SUBMISSION

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

ISSUED FOR 25% CONSTRUCTION DOCUMENTATION

EXTERIOR ELEVATIONS

SHEET NO.
A2.0

JOB NO. 23-3857.02

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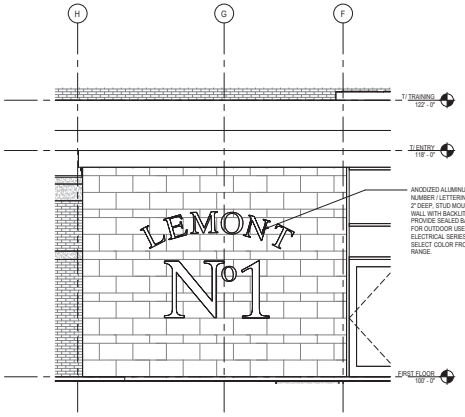
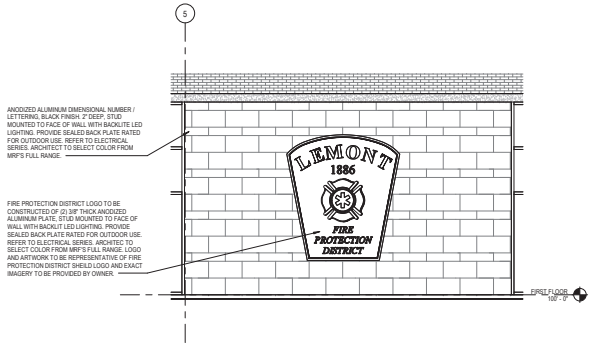
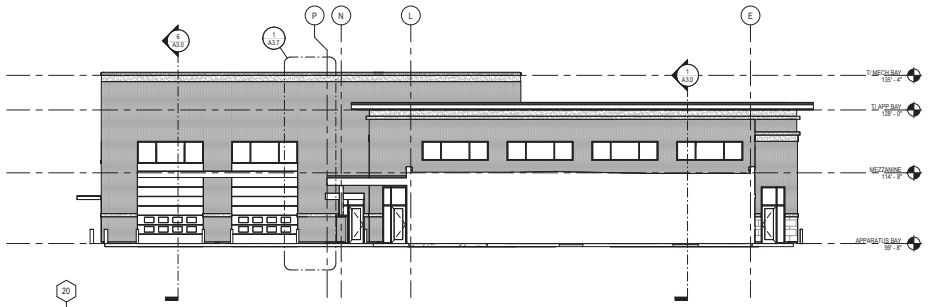


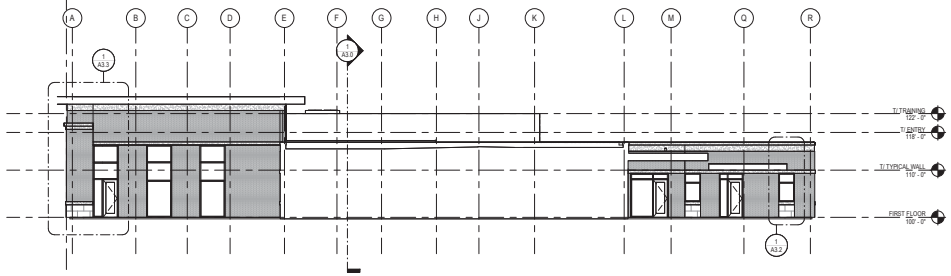
4 SIGNAGE ELEVATION
1/4" = 1'-0"



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

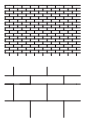


2 EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



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

EXTERIOR MATERIALS LEGEND



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

STONE MASONRY
SM-1A BLOCK UNITS
MFR: LANNON STONE
STYLE: ???
SIZE: (7 9/16"W x 7 5/8"H x 15 5/8"L)
COLOR: BROOKFIELD BUFF
USE: ???

SM-1B BLOCK UNITS
MFR: ???
STYLE: ???
SIZE: (7 9/16"W x 7 5/8"H x 15 5/8"L)
COLOR: ???
USE: ???

FORMED METAL WALL PANEL (DESIGN BASIS)
ABBREV: AS SHOWN
MP-1 METAL PANEL TO BE:
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STYLE: 4MM FR
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TEXTURE: ???

EXTERIOR PAINT
PT-1X EXTERIOR PAINT TO BE:
MFR: ???
COLOR: TO BE SELECTED BY ARCHITECT
LOCATIONS: ???

PT-2X EXTERIOR PAINT TO BE:
MFR: ???
COLOR:
LOCATIONS: ???

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ISSUED FOR 25% CONSTRUCTION DOCUMENTATION

EXTERIOR ELEVATIONS ENLARGED

SHEET NO.
A2.1

JOB NO. 23-3857.02

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418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2025-25 Grand Prairie Water Commission (GPWC) Pumping and Water Storage Facility
DATE: December 3, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
PZC Staff Memo, Analysis and Attachments for Case 2025-25 GPWC

STAFF REPORT
TO: Planning & Zoning Commission
FROM: Jamie Tate, AICP, Consulting Planner
THRU: Jason Berry, CEcD, AICP, Economic & Community Development Director

CASE NUMBER & NAME
2025-25 GPWC Special Use & PUD

APPLICANT
Grand Prairie Water Commission / Allison Swisher, Program Director

DATE:
December 3, 2025

PROPERTY ADDRESS/LOCATION
12550 Bell Road

BRIEF SUMMARY OF REQUEST

The Grand Prairie Water Commission (GPWC) has applied for Special Use approval to allow a Utility use and for a Preliminary Planned Unit Development (PUD) permitting the construction of a regional water pumping station on a 15-acre site located at 12550 Bell Road within the R-1 Single-Family Residential District. GPWC is implementing its regional plan to receive Lake Michigan water from the City of Chicago and distribute it to its Charter Members (Joliet, Crest Hill, Channahon, Minooka, Romeoville, and Shorewood). Under the Unified Development Ordinance (UDO), utility facilities require Special Use approval in the R-1 district. The PUD request accompanies the Special Use due to proposed deviations from UDO standards related to site design, building height, site layout, signage, and other required site improvements. The facilities are intended to operate 24 hours a day, seven days a week, with a limited number of staff on-site.

The preliminary site plan includes a masonry pumping station building, an above-grade standby generator enclosure, a secured utility yard, underground transmission infrastructure, and associated paved access drives. Access is proposed from Bell Road, with internal circulation designed to accommodate Water Commission service vehicles. Additional elements include required site lighting, ground-mounted mechanical equipment, and perimeter screening. Several deviations from UDO requirements have been identified and are included for consideration through the PUD review process.



The approximate project area highlighted in red.
Map source: Lemont GIS
PIN: 22-26-401-007-0000

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
R-1, Detached Single-Family Residential District	Vacant land	**North**: Village of Lemont R-1, Detached Single-Family Residential District / Sun Hill Subdivision with existing single-family homes on large lots **South**: Palos Park R-1-A / [permanently closed] Mid-Iron Golf Club **East**: Village of Lemont R-1 and Unincorporated Cook County R-4 / Existing Single-family home and Cook County Forest Preserve **West**: Unincorporated Cook County R-3 COMED power lines and Village of Lemont R-5A / Gleneagles Subdivision	Special Use and Preliminary Planned Unit Development & Plat	15-acres

PROPERTY HISTORY

The subject property was annexed into the Village of Lemont in 2021 as part of a larger annexation that included the Sun Hill subdivision, parcels along Saddlebrook Lane, and properties fronting McCarthy Road. Following annexation, the site maintained the Village's default R-1 zoning classification, which remains in place today. In 2024, the property was purchased by the Grand Prairie Water Commission (GPWC) for the development of regional water infrastructure. This location was chosen by the GPWC as it's near the halfway point of the transmission main from Chicago to its Charter Members.

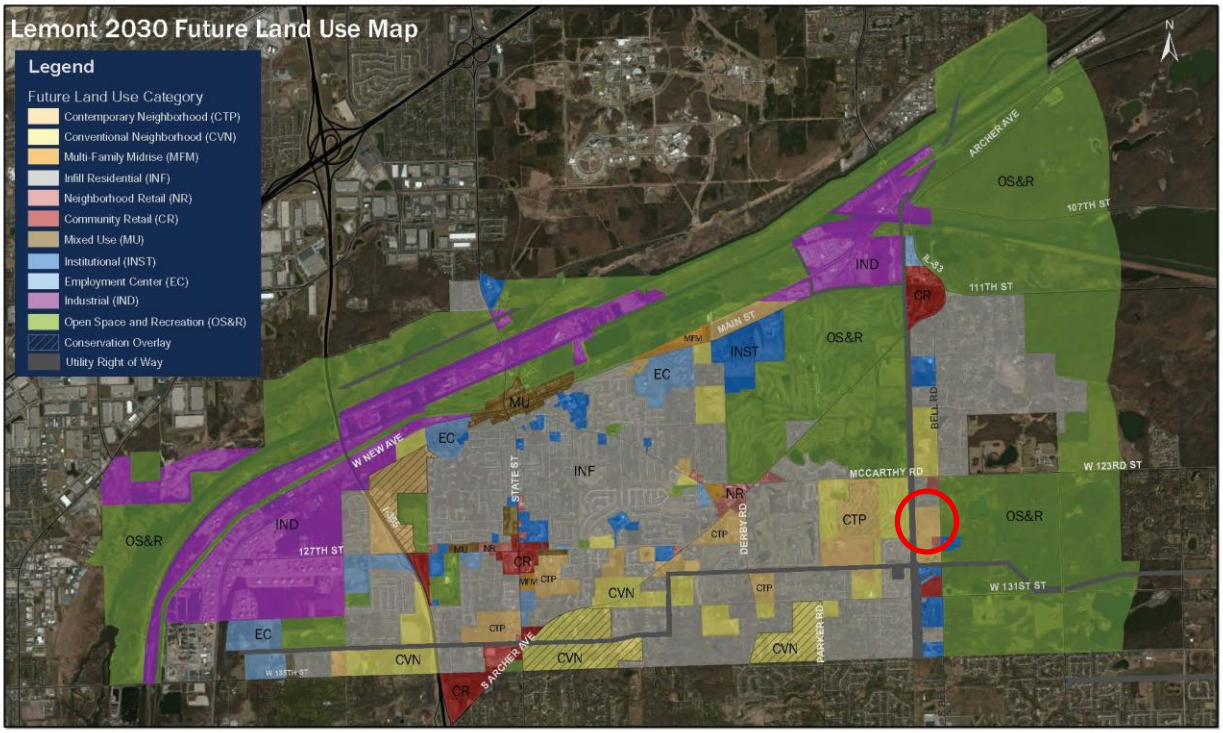
COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The future land use map in the Lemont 2030 Comprehensive Plan designates the subject property Contemporary Neighborhood (CR).	The proposal is being processed in accordance with the procedures established in the UDO.

ATTACHMENTS Note: Attachments are linked:

1. Staff Analysis
2. Site Photographs
3. Application Cover Letter
4. Project Summary
5. Plat of Survey
6. Site Plan
7. Colored Renderings
8. Elevations
9. Preliminary Engineering Plans
10. Preliminary Landscape Plans
11. Photometric Plans
12. Economic Impact Study
13. Traffic Memo
14. Staff Review Letters
15. TRC Letter and Documents

Attachment 1 - Staff Analysis – Grand Prairie Water Commission Water Storage and Pumping Facility

CONSISTENCY WITH COMPREHENSIVE PLAN



The Lemont 2030 Comprehensive Plan designates the subject property as Contemporary Neighborhood (CTP). This district envisions residential neighborhoods characterized primarily by single-family detached homes, with some single-family attached and multi-family housing integrated throughout. Developments within this designation are intended to feature smaller private yards balanced with common open spaces, walkable street networks, and seamless connections to adjacent neighborhoods. The district anticipates an average gross density of approximately five dwelling units per acre, supporting walkability and proximity to neighborhood-scaled commercial and recreational areas.

The proposed water pumping station is not consistent with the residential character, density, or design principles outlined for the Contemporary Neighborhood designation. The Comprehensive Plan does not identify public utility structures of this scale or operational nature as appropriate components of this land use category. Contemporary Neighborhoods are intended to support residential living environments, with connected street patterns, pedestrian-friendly design, and complementary residential amenities—conditions that differ from the functional requirements of a regional pumping facility.

While the land use map does not contemplate a utility facility at this location, the Comprehensive Plan acknowledges that certain public or regional infrastructure may be required to support broader service networks. The placement of such facilities is often determined by systemwide engineering and transmission needs rather than by neighborhood-scale land use planning. As such, the Special Use and Planned Unit Development (PUD) processes serve as the mechanisms for evaluating land use compatibility, buffering, and mitigation of potential impacts on adjacent homes.

GENERAL ANALYSIS

The subject property is zoned R-1 Single-Family Detached Residential District, which is intended to 'accommodate very low-density residential development on large lots of three acres or more'. This is the default zoning district assigned after annexation when there is not a development plan associated with an annexation into the Village of Lemont. A regional water pumping station falls within the 'utilities' definition in the UDO and 'utilities' is a special use in all Village of Lemont zoning districts. Since the use follows the same process in all zoning districts and the height of the proposed storage tanks would require a deviation from the code in all zoning districts, there is no rezoning proposed or necessary with the project. GPWC has submitted a Special Use request in conjunction with the Preliminary PUD to allow consideration of the facility and any associated deviations.

Because the proposed use is fundamentally different from the residential character typically envisioned in a residential zoning district, the Special Use process enables the Village to evaluate potential impacts on surrounding properties, including visual screening, noise, lighting, access, and long-term operational considerations.

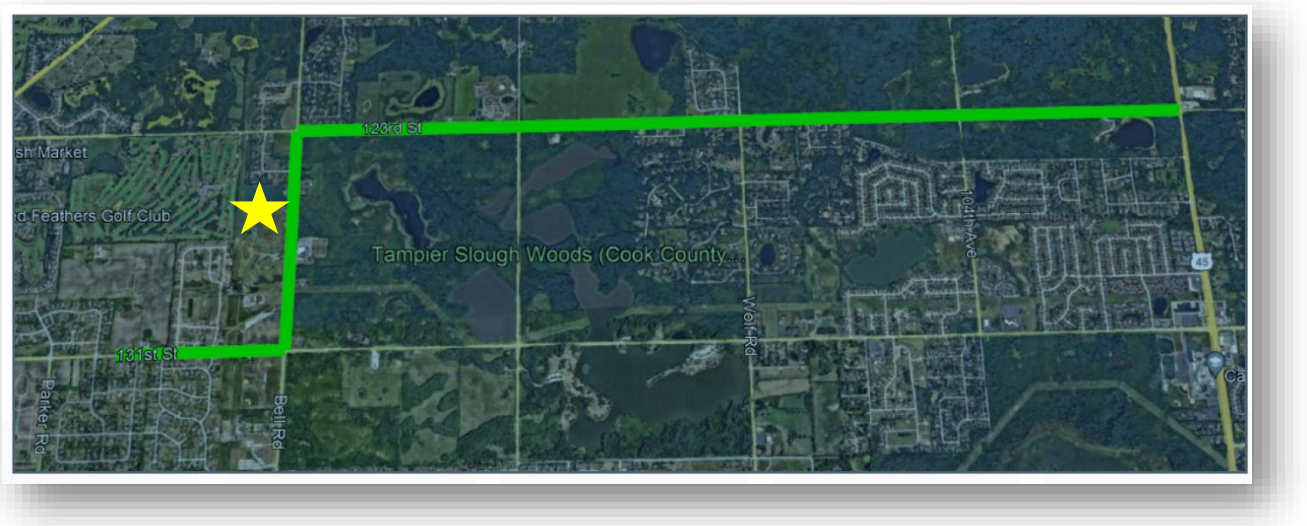
STANDARDS FOR A SPECIAL USE

When making a recommendation, the Planning and Zoning Commission (PZC) must consider the standards set forth in the Unified Development Ordinance for granting a Special Use, as outlined below.

1. Is deemed necessary for the public convenience at that location; and
2. Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected; and
3. Will not cause substantial injury to the value of other property in the neighborhood in which it is located; and
4. Shall not create excessive demands on Village service or impair the ability of the Village to maintain the peace and provide adequate protection for its citizens; and
5. Is consistent with standards enumerated elsewhere in this ordinance for the specific use, including planned unit developments; and

6. Meets, as applicable, the standards for planned unit developments found in Chapter 17.08 of this ordinance.

In evaluating the Special Use request, the PZC must consider whether the proposed pumping station satisfies these standards based on the materials submitted by the applicant. As stated in the application, the facility is part of a regional water transmission system, and its placement is driven by systemwide engineering and hydraulic requirements rather than local land use needs. The hydraulic analysis performed by the Applicant determined that the initial Commission System be constructed with a water storage tank and pump station facility in the Lemont area along either 123rd Street, Bell Road or 135th Street between Route 45 and east of Parker Road (as shown in image below). Together, the water storage tank and pump station at this facility will increase the water pressure to allow the water to maintain the required minimum pressures as it travels a distance of approximately 20



additional miles to the next facility. If there is not a facility constructed in this area, the water cannot be supplied to the Members at the minimum pressures required by IEPA. The proposed parcel was selected as the most viable option based on location, available acreage and future land use consistent with the Village's planning objectives for the area. The full Project Summary narrative, provided in the attachments, should be consulted to understand site selection further.

Since the site is surrounded by existing single-family residences, the PZC may assess whether the design, location, and operation of the facility adequately protects public health, safety, and welfare, including considerations of noise, lighting, fencing, emergency generator operation, and overall site visibility. The PZC should also consider whether the introduction of non-residential utility structures in an R-1 district may impact the value or enjoyment of nearby residential properties and whether the proposed buffering and screening measures are sufficient to mitigate such impacts. As the development does not reflect the residential

character intended for the R-1 district or in this area, the Special Use and accompanying PUD request provide the mechanism for reviewing whether the proposal meets applicable UDO criteria, including the Planned Unit Development Standards in Chapter 17.08 (consulted later) related to site design, compatibility, and the appropriateness of requested deviations.

Building & Site Design.

The pumping station incorporates a practical public-utility design focused on operational functionality and long-term durability. The building is a one-story masonry structure with a lower-profile and sloped standing seam metal roof. The design reflects the needs of a water transmission facility, with limited fenestration, multiple aluminum service doors, and mechanical access points positioned around the perimeter of the building. These features support internal pumping operations, equipment maintenance, and system monitoring.

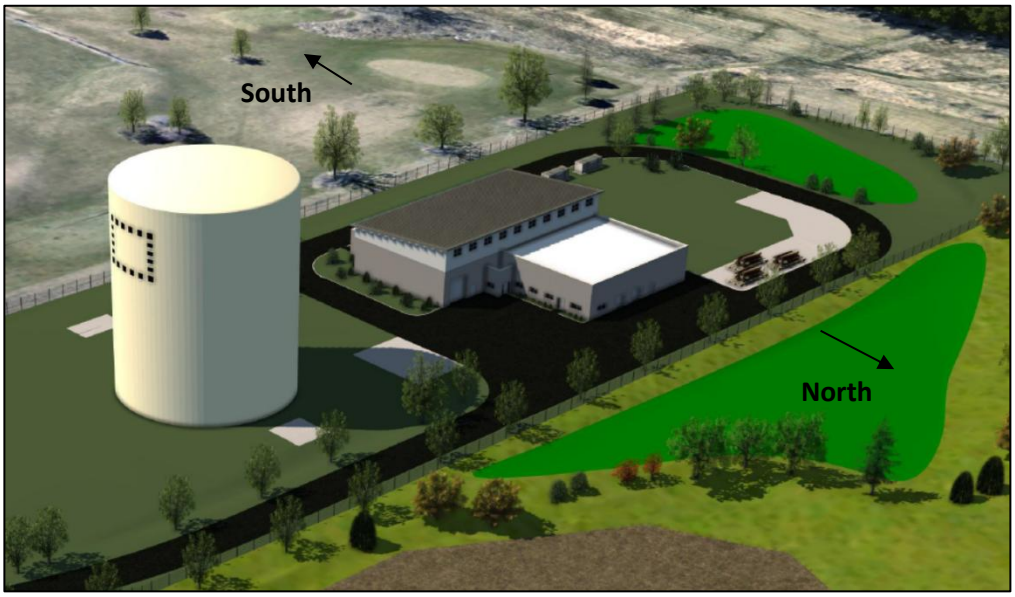


Figure 1: View of building with outdoor storage pad and overhead doors on north elevation.

The exterior materials include neutral brick masonry, a natural gray stone accent band, and clear anodized aluminum doors and windows. Fiber-reinforced polymer (FRP) panel systems are used on portions of the upper walls beneath the roofline. The combination of brick masonry and stone accent elements provides visual durability, though the architectural character remains distinctly utilitarian given the building's intended function. Unlike residential structures, the elevations do not incorporate architectural detailing, ornamentation, or articulation typical of buildings within a residential district.

The massing consists of a rectangular building footprint oriented toward the interior of the site, with the primary service orientation facing north toward internal circulation areas. The structure maintains a consistent parapet height around most of the building, with a single standing seam metal sloped roof plane rising above the east elevation to accommodate internal mechanical clearances. Mechanical equipment, including transformers, switchgear, and the diesel generator, is located externally on the west side of the building. The outdoor

'equipment storage' area is shown on the concrete area northwest of the corner of the building. This area is newer to the plan and shown without screening or landscaping directly surrounding this equipment storage pad and.

Public visibility of the building from Bell Road is partially mitigated by distance and proposed landscaping, but the structure remains perceptible on the site due to its scale, rectilinear form, and minimal architectural features. The elevations indicate downward-facing aluminum downspouts, minimal window detailing, and functional lighting fixtures placed at regular intervals along the façade. Overall, the building design emphasizes operational efficiency and infrastructure reliability, consistent with typical water utility facilities, but materially and visually distinct from the residential and open-space character intended for the surrounding R-1 district. Other architectural approaches suggested by staff early in the process were acknowledged by the applicant but not elected based upon the Commission's desire to create an understated design deflecting undesirable attention.

An ornamental fence with a height of 8 feet will be provided in the front yard along Bell Road. An automated security gate will be located across the driveway near Bell Road and set back from the right-of-way to allow trucks waiting for entry to be on the driveway and off the roadway. The north, south and west perimeters of facilities on the property will be secured with black vinyl-coated chain-link fencing 8-feet in height, as shown on the most current site plan.

There have been many reiterations of the site design since first conceptual reviewing of the project in April 2024. The final site design provides a location for a 'pump station expansion' immediately west of the proposed building shown as a grassy area until expansion needs arise. One 130-foot-tall standpipe will be immediately constructed closest to the pump station with [two] future standpipe locations adjacent to the first standpipe towards Bell Road. The applicant has provided sight-line exhibits demonstrating the visual impact to the Bell Road corridor with the addition of the 130-foot tall standpipes, provided in the attachments. Trees and landscaping are being provided to soften the height of the structures.

Vehicular parking is placed in the northeast corner of the paved area near the operations center in a striped parking area without curbing or other physical separation from the adjacent drive aisle. The applicant has indicated that the parking area is intended solely for staff and periodic maintenance personnel, and that no members of the public will access the facility. While the operational demand is limited, the informal parking layout differs from the defined parking arrangements typically required for development in the Village. The area does not include curbing, wheel stops, or marked parking stalls, and the spaces are situated within a shared circulation zone adjacent to the building entrance. Even for staff use, the Village's development standards generally require clearly delineated parking areas to ensure safe vehicle maneuvering, protect landscaping, and maintain consistent site functionality over time. Additional refinement of the layout may be necessary during final engineering to determine whether curbing, pavement markings, or reconfiguration is appropriate for the intended use of the site. Wheel stops should be considered at least for the ADA parking stall, prohibiting vehicular encroachment into the drive-aisle.

Planned Unit Developments (PUDs) & UDO Deviations.

Section 17.08.010 of the Unified Development Ordinance (UDO) states that within a Planned Unit Development (PUD), normal zoning standards may be modified. The purpose of this flexibility is to allow developments that might not otherwise be achievable under strict application of the underlying zoning standards, and to encourage projects that are more environmentally sensitive, economically viable, or aesthetically cohesive. The UDO also notes that while adherence to the Comprehensive Plan is not mandatory, PUDs should remain in substantial compliance with the plan's land use policies, densities, and development objectives. Each PUD must be evaluated on its own merits, and approval is not based on comparison to other PUDs.

In this case, the PUD request is elective—the project did not meet any mandatory threshold requiring a PUD. The applicant elected to pursue the PUD process following staff's review of the initial concept plan submission. Several deviations from UDO requirements have been identified as necessary to construct the pumping station as proposed. Using the PUD process allows these deviation requests to be reviewed comprehensively within a single entitlement rather than through multiple individual variation applications. The following zoning standards that are proposed to be modified in the GPWC PUD, allowing construction of the water pumping facility with accessory structures and uses:

Code Section	UDO Requirement	Proposed Deviation from the UDO
§17.06.030, §17.07.010 and Table 17-07-01	Maximum height in R-1 zoning district is 37-feet (maximum allowed height in ALL residential districts).	To allow the water storage tank structure(s) to be 130-feet in height exceeding the maximum allowed height of 37-feet in the R-1 district. The tanks will be painted a shade of white, off-white or light blue. This deviation request is due to the required hydraulic design of the water system.
§17.06.120	Outdoor Operations. All commercial activities must be conducted within completely enclosed buildings unless otherwise expressly allowed by this ordinance. Also, Outdoor storage is prohibited except 'as approved by the Village as a special use'.	To allow outdoor storage, transformer and generator yard in the R-1 district. Outdoor storage is not typical in a residentially zoned property but is being requested as a part of this proposal.
§17.08.030 I.	Development Standards. PUDs shall adhere to the development standards contained in Article IV of this ordinance.	To allow exceptions from the Development Standards within the PUD. Chapter 17.20 (Landscaping} and Chapter 17.26 (Streets, Alleys, Driveways and Rights-of-Way) fall under Development Standards.

§17.11 Signs	Wall signs are limited to 16-square feet in area and not be higher than 5-feet above floor grade at entrance doorways for signs in residential zoning districts.	To allow an area for a wall sign up to 875 square feet on a water storage tank. The sign area is reserved for future signage, with likely the GPWC logo on the standpipe. The UDO does not directly address a wall-type sign on an accessory structure, so it needs to be approved within the PUD.
§17.14.020 D	Luminaires located within 200 feet for a single-family residential zoning district shall not be greater than 20-feet or the height of the primary structure.	To allow luminaires in excess of 20 feet in a single-family residential zoning district. The exterior parking lot light poles are shown at 30-feet in height. The height of the pumping facility building is approximately 36'1".
§17.20.130 B	The inventory of trees on a site is a fundamental step in assessing the opportunities for development and tree preservation. A tree preservation plan shall be submitted as part of an application for approval of preliminary plans/plats, final plans/plats, and site development permits. The tree preservation plan shall consist of a tree survey that graphically shows the location of trees on site, identifies those trees to be preserved, and details efforts to protect those trees during construction.	To allow the PUD without a Tree Preservation Plan and Tree Survey. According to the application, the Property has been used as a farm for many years, so there are no significant existing trees on the Property.
§17.26.020	Parking lot layout shall be designed in accordance with Detail No. LS-7. All off-street parking lots shall be improved with protective curbs and gutters. Wheel stops shall be used in all instances where the front/rear end of the parking space does not abut a curb.	To allow a portion of the parking lot without protective curb and gutter. The parking spaces do not have curb/gutter and do not have wheel stops. The parking spaces are only striped and located between the front drive aisle and Operations Center.
§17.26.110 A.	All development shall include provisions for the construction of curb and gutter improvements designed in accordance with this section. Curb and gutter shall be installed along all streets and parking areas.	To allow pavement (drive-aisles) without curb and gutter. Some edges have curbing and some do not. The site is utilizing heavy duty concrete for all drive aisles and pavement areas.

§17.26.110 D.	Minimum width of sidewalks shall be five feet in residential districts and six feet in commercial districts and along arterials and highways.	To allow development without sidewalks - no sidewalk along Bell Road.
§17.26.130 D.	*Dedicated Right-of-Way.* All pedestrian ways, bike paths and canal paths shall be improved and extended in a dedicated right-of-way across the developed area.	To allow the development without a pedestrian way or bike path associated with the dedicated right-of-way. According to the applicant, the existing overhead utility lines and the drainage culvert along Bell Road make installation of a pathway at this location infeasible. The Village is requesting and negotiating a path easement in another portion of the site.

Consistency with PUD Objectives. The Unified Development Ordinance identifies eleven objectives for Planned Unit Developments, many of which are oriented toward residential, commercial, or mixed-use projects. As a regional utility facility, the proposed pumping station meets some of these objectives only in a limited or procedural manner. The proposal does not include residential uses, open space programming, or complementary land uses typically associated with neighborhood-scale PUDs. However, the PUD framework allows the Village to evaluate the project comprehensively, including site design, screening, circulation, and buffering measures intended to minimize potential impacts on surrounding single-family residences. The development incorporates landscaping and stormwater management features that preserve portions of the site's existing open character, and the PUD process provides the mechanism for assessing whether the proposed design adequately addresses public service considerations, long-term operational needs, and compatibility with adjacent properties. Ultimately, the application should be reviewed against the PUD objectives to determine

Planned Unit Development Objectives

1. *To ensure that future growth and development which occurs is in accordance with the policies and goals of the Village.*
2. *To provide a more desirable living environment by preserving and integrating the natural environment and landscape features of the property into land development.*
3. *To stimulate creative approaches to the residential, commercial and industrial development of land.*
4. *To encourage and stimulate economic development with the Village.*
5. *To preserve or enhance natural features on the site.*
6. *To provide useable open space areas within a reasonable distance of all dwelling units.*
7. *To facilitate, in a cost-effective manner, the development and maintenance of adequate public services.*
8. *To encourage patterns of and uses that decrease trip lengths and increase the use of modes of transportation other than a private vehicle.*
9. *To reduce energy demand and consumption.*
10. *To encourage the introduction of related and complementary land uses.*
11. *To allow a clustering of residential uses on smaller lots to conserve or create open space.*

whether the project, as proposed and conditioned, sufficiently aligns with the intent of Chapter 17.08.

The applicant addressed the PUD Objectives in the Summary stating: The development will provide a more desirable living environment for the neighborhood by returning 9.5 acres or about 65% of the property to a combination of natural grass as well as wetland plants in the low-lying area nearest to Bell Road, and natural plant growth in the detention basin areas located north and west of the building areas. These plants will increase the biological diversity on site, add environmental benefits by increasing infiltration and decreasing stormwater runoff, and protect the soil from erosion due to rainfall or blowing around on windy days during periods when no longer in agricultural production. This plan provides a special community benefit as it demonstrates a special sensitivity to the existing topography and drainage of the Property. The design provides a special benefit to the public by being sensitive to the topography and existing drainage of the Property.

STAFF & CONSULTANT REVIEWS

Technical Review Committee (TRC). The proposal was reviewed by the Technical Review Committee (TRC) on April 4, 2024. Following the meeting, the applicant received a consolidated review letter summarizing planning, zoning, engineering, and departmental comments, including recommendations regarding site design, setbacks, building height, landscaping, tree preservation, fencing, and the potential for context-sensitive architectural treatments such as barn-style or agrarian design precedents. The TRC review also identified the need for additional information related to the PUD objectives, UDO deviations, and coordination of future trail connections and easements, see full TRC comment letter included in the attachments.

The Lemont Fire Protection District separately provided technical (TRC comments) requirements related to fire suppression, fire alarm installation, diesel generator regulations, and Knox Box placement, all of which will have been addressed or will be addressed through the permitting process. The full TRC Comment letter and correspondence is provided in the attachments.

Consulting Planner Review. The Consulting Planner has reviewed the Preliminary Planned Unit Development (PUD) and Special Use application following the Technical Review Committee (TRC) meeting held on April 4, 2024 and the subsequent UDO Review #1 dated March 27, 2025 and also incorporated into the Village Engineer letter dated 4/1/2025. The applicant submitted updated materials addressing several of the informational items noted in the initial review, including a revised project summary, expanded site and architectural sheets, traffic documentation, and updated landscaping plans.

The UDO Review identified a number of items requiring clarification or further detail, such as demonstrating compliance with the Special Use standards for Utilities; confirming

required PUD statements and checklist materials; clarifying fencing height and material deviations; lighting height and shielding requirements; signage details; treatment of metal exterior panels; tree preservation compliance; plant unit calculations; sidewalk and pathway connectivity; and architectural opportunities for contextual integration. Since that review, the UDO deviations have been identified and incorporated into this PUD request.

According to the applicant's cover letter dated October 15, 2025, the Commission does not intend to modify the development plans further and is providing its submittal for purposes of proceeding to public hearing rather than seeking additional design or technical feedback through the public process. The Consulting Planner's remaining role is to assist the applicant through this entitlement process, incorporating any conditions or feedback as a result of the upcoming public hearing.

Engineering Comments. The Village Engineer reviewed the preliminary engineering plans as part of the Technical Review Committee (TRC) process and provided a consolidated set of comments in a letter dated April 1, 2025, which is included in the attachments. The submitted plans were characterized as very preliminary, and a number of items were identified for further development and clarification in subsequent submittals. Key engineering comments included the need to provide stormwater calculations and overflow routing; typical pavement and curb details; water main routing along Bell Road; pump station technical specifications; ADA accessibility information; and documentation of existing drain tiles and their integration into the proposed stormwater system. The Engineer also requested confirmation of lighting spillover, updated striping information, and submittal of 60% design plans for the broader GPWC water main project within the Village.

As noted in the review letter, coordination with multiple outside agencies will be required. Permits and approvals anticipated for this project include:

- MWRD WMO – Stormwater management and sanitary review
- IEPA – NOI for construction activities and water system permitting
- Cook County – Permitting related to Bell Road improvements and access
- FAA – Height review for the standpipes, as applicable
- Will/South Cook Soil & Water Conservation District – Erosion control

The review also notes that a future bike path easement may be needed across the site and that updated building plans, fire apparatus turning exhibits, and detailed stormwater information will be necessary at later stages. Additional technical items identified through the Village Arborist and Consulting Planner reviews were included as attachments to the engineering letter.

While the preliminary engineering submittal is sufficient for the purposes of preliminary PUD consideration, the majority of engineering-related items will be evaluated in greater depth during the final engineering review. All required permits and agency approvals must be obtained prior to issuance of site development or building permits.

Landscaping. A Preliminary Landscape Plan has been submitted showing perimeter plantings around the pumping station, including shade trees, ornamental trees, shrubs, and stormwater basin landscaping. The plan provides screening along Bell Road and the north and west property boundaries, with additional plantings around the building and equipment areas to soften views from adjacent homes. The Village Arborist has recommended supplemental buffering in several areas to strengthen screening between the facility and nearby residential properties and provided a sketch identifying these locations. The applicant has indicated a preference to maintain the improved wetland area as the primary visual feature along Bell Road and, for that reason, has not included the additional planting bed suggested by the Arborist along this frontage.

Fire District Comments. Fire protection and life-safety requirements for the project are included within the engineering section of the consolidated Review Letter dated April 1, 2025. The applicant also submitted a fire apparatus turning movement exhibit demonstrating that emergency vehicle circulation can be accommodated on the site. Compliance with all applicable fire and life-safety codes will be verified during the Final PUD and building permit review processes.

Intergovernmental Agreement (IGA). The GPWC and the Village of Lemont are currently engaged in the development of an intergovernmental agreement that is separate from the PUD request. As of this report, the agreement remains under negotiation. Any action by the Village Board on the PUD and Special Use will be subject to completion of the IGA, as they may affect one another, and the terms of that agreement may still inform the final site development conditions. GPWC wishes to proceed with this public hearing for the special use and PUD with the IGA still outstanding.

CONCLUSIONS & RECOMMENDATIONS

In considering the Special Use and Preliminary Planned Unit Development (PUD) request for Case 2025-25, the Planning and Zoning Commission (PZC) evaluates the application against the Village's Comprehensive Plan, the Special Use standards in the Unified Development Ordinance (UDO), and the PUD objectives in Chapter 17.08 of the UDO. The Comprehensive Plan identifies this area as part of the Contemporary Neighborhood district, which is generally intended for low-density residential development with walkable patterns, open space integration, and neighborhood connectivity. The proposed use differs from these objectives and reflects a regional utility function driven by systemwide needs rather than local land-use planning principles.

The Special Use standards require the PZC to consider issues such as public convenience at the proposed location, potential impacts on surrounding residential properties, and the protection of public health, safety, and welfare. The PUD framework provides a mechanism to evaluate the requested UDO deviations comprehensively, including site design, screening,

lighting, fencing, and the placement of mechanical equipment and outdoor storage. These standards and objectives form the basis for the PZC's recommendation.

If the PZC is to recommend approval of the Special Use and Preliminary Planned Unit Development (PUD) for Case 2025-25 Grand Prairie Water Commission (GPWC), the following conditions may be considered:

1. Provide additional screening and landscape beds in the locations recommended by the Village Arborist.
2. The large sign on the standpipe should advertise the on-site entity only. There shall be no off-site signage.
3. Fully screen the outdoor storage area with a solid fence and/or heavy landscaping, as required and typical of outdoor storage areas in non-residential zoning districts.
4. Cooperatively work with the Village to allow an easement for a future bike path.
5. Add landscaping for screening around the outside mechanical equipment.
6. Address all outstanding comments from staff and consultants as provided in April 1, 2025 comment letter and all forthcoming comments.
7. Any additional conditions arising through the public hearing process.

The PZC's recommendation of Case 2025-25 will be forwarded to a Committee of the Whole meeting of the Village Board of Trustees for discussion and consideration.

Attachment 2

Site Photos



Figure 1: Northern perimeter of subject property with existing tree line, looking from Bell Road.



Figure 2: View of subject property looking southwest from Bell Road.

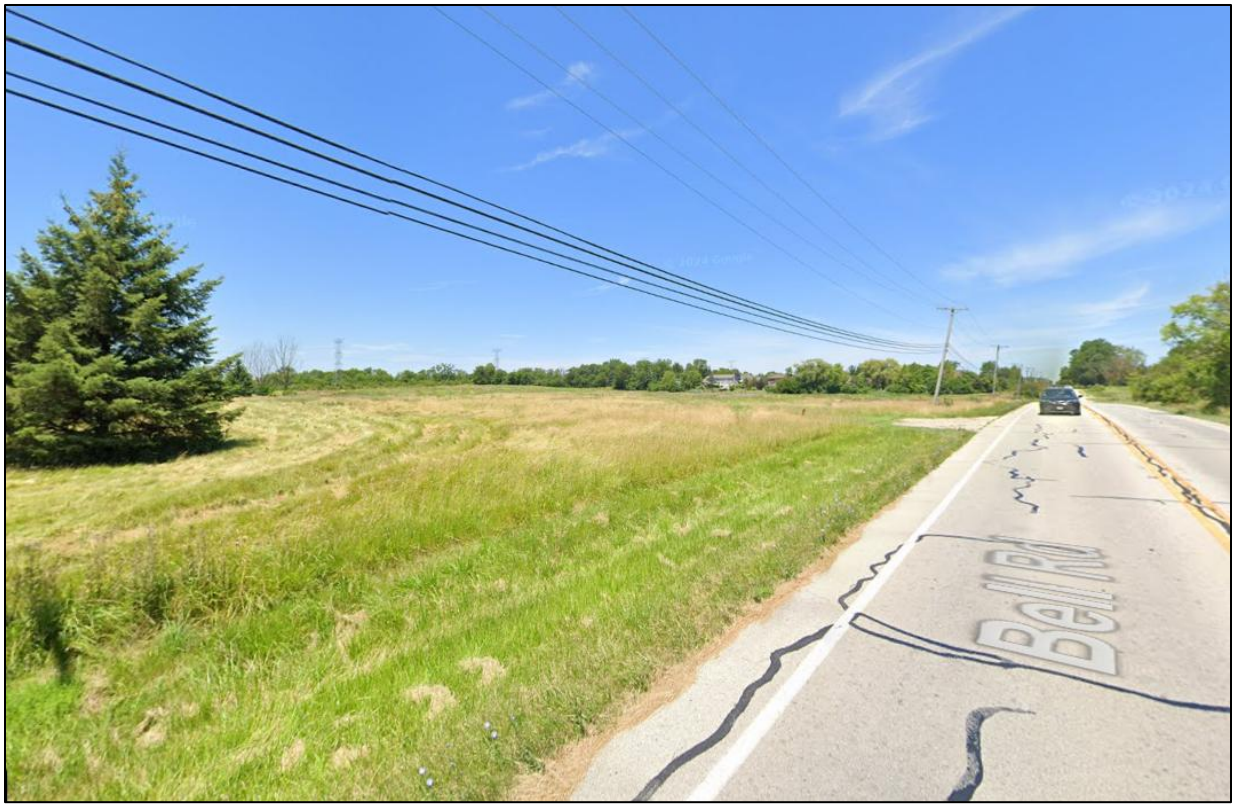


Figure 3: View of subject property looking northwest from Bell Road.



Figure 4: Cook County Oblique Aerial of subject property, highlighted in Orange.

Attachment 3

GRAND PRAIRIE
WATER COMMISSION

October 15, 2025

Mr. Bruce Hill, P.E.
Ms. Jamie Tate, AICP
Village of Lemont
418 Main Street
Lemont, IL 60439-3788

Re: Grand Prairie Water Commission Intermediate Pump Station – 12550 Bell Road
Amended Application for PUD Preliminary Plan/Plat and Special Use Approval

Dear Lemont Staff:

Thank you for taking the time to meet with the Grand Prairie Water Commission team to review the Lemont staff comments on the Commission's application for PUD Preliminary Plan/Plat on August 21 and September 25. We have revised the application based on your input and enclosed is the final version of the Commission's amended application for PUD Preliminary Plan/Plat and Special Use for Utilities and supporting materials in connection with the development of the property at 12550 Bell Road by the Grand Prairie Water Commission for its intermediate pump station and water storage facilities.

As discussed, please place this application on the Lemont Planning and Zoning Commission's November 5, 2025 meeting for public hearing. We are preparing to mail the notice of public hearing as required by the Unified Development Ordinance and post the required public notice sign. We have also provided the information needed for the Village to publish the required public notice in the newspaper.

The Commission remains interested in being a good neighbor within the Village of Lemont and prefers to work collaboratively with the Village on this project. To this end, the Commission is willing to share its development plans with the Village through the zoning process. However, it is important to understand that the Commission is a regional water commission that is authorized by the State of Illinois to perform its regional objective of obtaining a common source of water supply and constructing and operating a waterworks system for its member municipalities, and it is not required to obtain local zoning approval. To establish a collaborative process with the Village, we are sharing our plans with the Village and would appreciate the opportunity to work cooperatively with you.

Please confirm the Village will schedule the public hearing for this application at the November 5, 2025 meeting. If you have any questions or require further information, please feel free to contact Theresa O'Grady at togrady@cmtengr.com or (630) 336-2028.

Very truly yours,

Allison Swisher, P.E.
Program Director
Grand Prairie Water Commission

Enclosures

cc: George Schafer, Village Administrator (w/o enclosures)
Michael Stillman, Village Attorney (w/o enclosures)
Theresa O'Grady, Crawford, Murphy, & Tilly, Inc.
Barbara A. Adams, Donahue & Rose, P.C.
Hugh O'Hara, SGS (w/o enclosures)

Attachment 4

EXHIBIT B
PROJECT SUMMARY

The Grand Prairie Water Commission ("Commission" or "GPWC") was established on June 28, 2024 by intergovernmental agreement between and among its six Charter Members: the Village of Channahon, the City of Crest Hill, the City of Joliet, the Village of Minooka, the Village of Romeoville and the Village of Shorewood. The Commission is a regional water commission, municipal corporation and body politic and corporate established pursuant to the Regional Water Commissions Act, 65 ILCS 5/11-135.5-1 *et seq*.

The Commission is implementing its plan for receiving Lake Michigan water from the City of Chicago and is developing a waterworks system to deliver water from the southwest side of the City of Chicago to the region that includes the Charter Members. This is the Alternative Water Source Program ("Program"), which will provide water to over 300,000 people by 2030.

An essential part of delivering water to the population of the Charter Members is having water storage and pumping facilities along the route of the Commission system, which allows the waterworks system to maintain the necessary water pressure for delivery of the water and to comply with the requirements of the Illinois Environmental Protection Agency. Water pressure control is determined through hydraulic analysis performed by the design engineers, which includes an evaluation of the relative elevation of the parts of the water system, including its storage and pumping facilities.

The Commission has purchased the property at 12550 Bell Road in the Village of Lemont ("Bell Road Property" or "Property") for the purpose of constructing and operating water storage and pumping facilities. After consultation with the Village staff at the Technical Review Committee, it was recommended that the Commission request approval of the development as a Planned Unit Development ("PUD"). Village staff has also commented that the development should apply for a special use for "Utilities," which is defined in Section 17.02 of the Lemont Unified Development Ordinance ("UDO") as "All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and including facilities for the generation of electricity, except as more specifically defined by this ordinance."[1] This amended application requests approval of a PUD and special use for Utilities.

The Facilities
The Commission proposes to construct the water storage and pumping facilities in multiple phases, as depicted on the Site Plan and renderings in Exhibit I. These are located along the southern portion of the Property, away from the residences in the Sun Hill Subdivision. Already

[1] While the Commission is amending its application to include a request for a special use for Utilities, the Commission continues to believe that the proposed development is more appropriately classified as a "Government Facility," which is defined as "A structure or land use operated by the federal, state, or local government or by a local taxing body, e.g., Lemont Township, for the accomplishment of government services." The Commission is a unit of local government and the proposed Commission facilities will provide government services (public water supply) and qualify as a "government facility," which is a permitted use in the R-1 District in which the Bell Road Property is located. In interpreting the UDO, it is important to note that the definition of Utilities contains an exception where a use is "more specifically defined" by the UDO. A Government Facility is more specific than the general term Utilities, which can be operated by public or private entities and are more frequently operated by private entities. Accordingly, by submitting an application for special use for Utilities, the Commission is not waiving its right to assert that its proposed development is more properly classified as a Government Facility.

existing is a significant landscaped buffer along the northern property line. The initial phase of development will include the intermediate pump station building (the eastern portion, outlined in bold), which includes 9,300 square feet for water pumps, piping and drives necessary to deliver water to the Commission's members, as well as 4,230 square feet of office and garage space for Commission staff, 4,100 square feet of mechanical and electrical space[2] [Engineer Comment 1.d] and a single 4 million gallon storage tank (marked with a solid perimeter and closest to the building), in addition to storage of emergency repair materials and equipment (this site will be near the halfway point of the transmission main from Chicago to the members). Future phases will include (1) an enlargement of the building (designated as "Pump Station Expansion") on the west side for additional pumping capacity, electrical equipment and office/garage space when needed in the future, and (2) up to two additional storage tanks (denoted by the dashed lines to the east of the initial storage tank), which may be added one at a time. The tanks will be painted a shade of white, off-white or light blue.

The facilities will be marked with an attractive monument sign with a brick base and a cast stone portion above the base, with sandblasted lettering in black identifying the facility and its address, as shown in Exhibit O. The tanks may also include the Commission's name and/or logo, which Village staff has advised would be considered a wall sign. At the present time, the specific details of this have not been designed, so Exhibit O shows a dotted line area on the side of a tank to demonstrate the proposed dimensions and placement of the name and/or logo. [Planner Comment 8] The building will contain an identification sign as allowed in the R Districts and any other signs required to meet operational standards, such as directional signs and health and safety signage under federal and state regulations. [Planner Comment 9]

The facilities will be accessed by a paved driveway running from Bell Road in an east-west direction and looping around the building. As shown on the Site Plan in Exhibit I, integral concrete curb will be provided with the pavement around the building and along the driveway areas [Engineer Comment 1.a; Planner Comment 10] A Fire Truck Turn Exhibit is included in Exhibit P, based on the wheel base and turning angle of the Lemont Fire Protection District's largest vehicle, which demonstrates that the fire vehicle identified by the District will be able to get in and out of the Property. [Engineer Comment 4]

The Site Plan in Exhibit I shows the striping plan for the parking area and includes a marked ADA accessible parking space. [Engineer Comments 1.f, 1.i; Planner Comment 20] In addition, certain areas near the building are designated for placement of electrical transformers and switchgear and emergency backup generator(s); other areas are marked for installation of heavy-duty concrete paving, which will be used for storage of materials and equipment that is too large to be stored inside. The typical pavement section is included on the Site Plan in Exhibit I. [Engineer Comment 1.h] Locations where the existing farm drain tiles will be connected to the proposed stormwater system are shown on the Grading and Drainage Plan in Exhibit J. [Engineer Comment 1.g] Locations of Commission water mains along Bell Road and on the Property are not shown on Exhibits I or J; like other municipal utilities, the Commission requires confidentiality as to locations to ensure security of these mains. However, confidential plans showing these locations have been provided to the Village separately for review to address any potential conflicts in utility facility locations.

The current schedule for the construction on the Property (AWSP 03-01) is to advertise for bids in the first quarter of 2026, award the construction contract in the second quarter of 2026 and

[2] Additional information about the details of equipment within the building will be provided in connection with building permit applications.

start construction in the third quarter of 2026. Substantial completion is planned for the third quarter of 2028. The most current schedule for construction within the Village (AWSP 02-03) is shown on the Commission's website on the Construction page: https://www.gpwc-il.org/construction. [Engineer Comments 1.c, 6, 7]

Village staff commented that one possible design for the facilities would be to make the Property look like a farm. [Planner Comment 7] The Commission has considered this option in light of the existing zoning and development in the area as well as the trend of development in the area. Along the west side of Bell Road, the property immediately to the north (Sun Hill Subdivision) is zoned R-1 single-family and the properties further to the north along the west side of Bell Road are zoned in the B-3, R-4 and R-5A districts. The Mid-Iron golf course immediately to the south is currently zoned R-1 in Palos Park. If it is no longer used as a golf course, it is expected that this property will not convert to agricultural use but will be developed for housing. To the west of the Property and the ComEd corridor is the current redevelopment of the Gleneagles golf course with a combination of single-family detached and single-family attached dwellings. On the east side of Bell Road between McCarthy Road/123rd Street and 131st Street, there are two single-family homes on large lots and the First Nazarene Church, with the majority of the property owned by the Cook County Forest Preserve District. In a few years, the presence of "farm-style" structures will seem very unusual and out-of-place and attract undesirable attention and potentially curious visitors. The Commission's desire is to create a design in neutral colors and a natural wetlands and greenspace habitat around the facilities, so as to provide a natural, open space type of atmosphere for the neighborhood. Accordingly, the building design incorporates neutral, natural colors as shown in Exhibit N. Exterior metal panels on the building have been replaced with prefinished fiber cement board siding. [Planner comment 22]

It is essential that the facilities be within a secure area, and the portion of the Property that contains the facilities will be secured by fencing as shown on the Site Plan in Exhibit I. An ornamental fence with a height of eight feet will be provided in the front yard along Bell Road. An automated security gate will be located across the driveway near Bell Road, and will be set back from the right-of-way to allow trucks waiting for entry to be on the driveway and out of the roadway. The north, west and south perimeters of facilities on the Property will be secured with black vinyl-coated chain link fencing eight feet in height as shown on the Site Plan. These fences are exempt from the typical fence height limits in the Residential Districts in Section 17.12.030.E, which exempts "fences erected for security at a telecommunications or public utility site." Based on these provisions, no exception for the proposed fencing in the PUD will be required. [Planner Comments 12, 13, 14]

Outside lighting will be full cut-off fixtures as described in the specification sheets and depicted as shown on the plans and in Exhibit K; the nearest light pole to the north property line is 310 feet. [Planner Comments 16, 17] The updated plans and photometric analysis show that the site lighting will not spill over to the property to the south. [Engineer Comment 5] The facilities will be in operation and staffed 24 hours a day, seven days a week so there is no end to business hours; the Commission's intent is to provide only the lighting necessary for security from dusk until dawn. [Planner Comment 18]

Planner Comment 19 proposes a 10-foot wide multi-use pathway along Bell Road and Engineer Comment 2 mentions a possible bike path. Upon review and analysis of the current conditions along Bell Road, the existing overhead utility lines and the drainage culvert at that location make

installation of a pathway at this location infeasible. A cross-section of this area is included in Exhibit J to show these existing conditions.[3]

A rolling toter-type bin for waste disposal is all that is anticipated for regular operation of the facilities. No dumpsters are expected to be necessary for the operation of the facilities and no dumpster enclosure is proposed. [Planner Comment 21]

The Bell Road Property meets the hydraulic standards for operation of the storage and pumping facilities as part of the Commission waterworks system. A summary of the analysis that resulted in the selection of the Bell Road Property for these facilities is provided later in this Exhibit B.

The PUD Standards Under The Lemont UDO
The Bell Road Property consists of a single zoning lot which is owned by the Commission, in compliance with the requirement that a PUD be on a single zoning lot (Section 17.08.030.A of the UDO). The remaining PUD requirements of Section 17.08.030.B-H do not apply due to the nature of the proposed development of the Property.

The Commission proposes that the development be treated as a PUD. The proposed development of the facilities on the Bell Road Property is consistent with objectives of planned unit developments as stated in Section 17.08.001.C of the UDO, as follows:[4]

1. The proposed development of the Bell Road Property is consistent with the policies and goals of the UDO because it is a government-operated utility facility that is established as a special use in the R-1 District.
2. The development will provide a more desirable living environment for the neighborhood by returning 9.5 acres or about 65% of the property to a combination of natural grass as well as wetland plants in the low-lying area nearest to Bell Road, and natural plant growth in the detention basin areas located north and west of the building areas. These plants will increase the biological diversity on site, add environmental benefits by increasing infiltration and decreasing stormwater runoff, and protect the soil from erosion due to rainfall or blowing around on windy days during periods when no longer in agricultural production. This plan provides a special community benefit as it demonstrates a special sensitivity to the existing topography and drainage of the Property.
3. The proposed development is a creative approach to the design of these essential public service facilities. The western portion of the Property is at a grade that slopes up from the center of the Property to a grade approximately 15 feet higher than the center and eastern portion of the Property. The facilities will be placed on the southern portion of the Property, which is at a lower grade level with trees for screening. The development will create an environment of natural plantings that will enable the responsible drainage of stormwater while maintaining its current drainage pattern to the southwest corner of the Property. This design provides a special benefit by being sensitive to the topography and existing drainage of the Property.
4. The local economy will benefit from this development. Construction of the facilities will create jobs prior to start-up and commissioning of the water system, and the operation of the facilities will provide continued employment opportunities thereafter. These personnel are potential patrons of local Lemont businesses.

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[3] In addition, the Commission notes that any discussion of additional real estate exactions is a matter that would be taken up with the Village Board as part of an Intergovernmental Agreement. The Commission has modified the site design along the western property line which could allow for an alternative location for a pathway. This could be discussed if the parties are able to reach a mutual agreement.
[4] Objectives 8, 10 and 11 are not relevant to a non-residential use such as the facilities.

5. The proposed development will preserve and enhance the natural features of the Property, including the promotion of growth of wetland plants and other natural plants that grow well in damp and low-lying areas, as shown on the Landscape Plan in Exhibit L and the site renderings in Exhibit I. The addition of trees on the Property will also enhance the greenspace feel of the Property.
6. The proposed development will provide a substantial area of visual open space and natural plantings. This takes advantage of and enhances the existing landscape for visual enjoyment and atmospheric benefit of those residing in or traveling through the area.
7. The proposed development will facilitate the delivery of public services in the form of a public water supply system that will serve the Commission's members in a cost-effective manner, replacing groundwater well sources that will be insufficient to meet public needs by 2030.
8. The proposed development will reduce energy demand and consumption with the inclusion of clerestory windows, allowing natural light into the main pump room, and extensive use of LED lighting inside and out. In addition, a detailed process of pump selection will ensure optimal efficiency based on the system hydraulics and all facilities constructed under the program will include third-party commissioning of the electrical systems and controls to optimize performance.

A quantitative summary of the key features of the development includes the following elements (see UDO Section 17.07):

Property Area	14.75 acres (Min. 3 acres)
Lot Width	596.14 ft. (Min. 150 ft.)
Minimum Front Yard Setback	To Gate: 67' To Storage Tank (initial phase): 374' To Storage Tank (final phase): 122' (Min 50 ft.)
Minimum Rear Yard Setback	To Generator Pad: 191' To Initial Building: 307' To Pump Station Expansion Area: 172' (Min 50 ft.)
Maximum Building Height	Building: 36'-1" Storage Tanks: 130' (Max. 37 ft.)
Driveway Width	At Proposed ROW: 24'
Total Square Footage Covered by Structures (Buildings and Storage Tanks)	Initial Phase: 24,865 sf (0.57 Ac) Final Phase After Expansions: 51,505 sf (1.18 Ac)
Total Square Footage Covered by Roads and Other Impervious Surfaces	Initial Phase: 60,200 sf (1.38 Ac) Final Phase After Expansions: 61,352 (1.41 Ac)
Total Square Footage of Commonly Owned and Maintained Open Space	Commission will own and maintain 14 Acres following ROW dedication
Number of Off-Street Parking Spaces	10 marked spaces, including 1 Accessible space, are provided for employee and Commission vehicles

The proposed facilities will comply with all of these required elements other than deviation from the height of the storage tanks; a deviation from the UDO standard to allow the storage tank height is merited in this instance due to the required hydraulic design of the water system, as described in the Summary of Hydraulic Analysis section below. Renderings of the development at the initial and final buildout phases are included in Exhibit I. These demonstrate that there is very significant screening of the storage tanks and building when viewed from both the west and the

north in both the initial and full buildout phases. Trees will be planted along the driveway north of the storage tanks and the building as well as along the west lot line and west of the southwest corner of the building, which provide visual buffering of the development when viewed from various angles. Planting along the south lot line is not practical due to the presence of the Village of Lemont's water and sewer easement along the south 20 feet of the Property. Details about the trees to be planted are included in the landscape plan in Exhibit L.

In addition, the proposed development of the Property has been designed to provide special benefits to the community, pursuant to UDO Section 17.08.040, including (1) placement of the storage tanks along the southern portion of the Property, separated from existing residences, (2) providing significant open space around the building and storage tanks, including natural grass and wetlands and other natural plantings, (3) layout of the facilities with special sensitivity to the existing stormwater drainage pattern of the area, including retaining the low-lying wetlands area and providing two detention basins in the central/southwest quadrant of the Property and additional basins along Bell Road to accommodate off-site (roadway) drainage, and allow the stormwater to flow out at the southwest corner, which is consistent with the current drainage pattern, (4) protect the view from homes located to the west of the Property by retaining the higher grade elevations of the Property along the western lot line (particularly in the northwest quadrant which is up to 15 feet higher than the portion of the Property nearer to Bell Road) and adding trees along the western lot line, and (5) designing the building with use of glass and brick in natural colors that blend with the natural area and natural landscape design of development on the Property.

The Special Use Standards Under the Lemont UDO
The proposed development of the facilities on the Bell Road Property with a special use for Utilities is consistent with standards for a special use stated in Section 17.04.140.C of the UDO, as follows:

1. The facilities are needed for the convenience of the public at this location. The design of the public water supply to the members of the Commission is based on hydraulic design principles to comply with state law requirements for water systems. The Summary of Hydraulic Analysis below explains why this Property provides the proper hydraulic conditions and is critical to the operation of the Commission's water supply system.
2. The facilities are designed, located and proposed to be operated so that the public health, safety and welfare will be protected. The placement of the facilities at lower grade level portions of the Property creates the least visual impact from the structures and is sensitive to the existing topography and drainage. This enhances the existing low-lying wetland areas and provides visual and greenspace benefits. The fencing and entry gate along Bell Road are placed to allow vehicles visiting the Property to be out of traffic on Bell Road while waiting to be admitted. The remaining fencing around the perimeter of the facilities is designed to prevent curious individuals from gaining access to the Commission's operating facilities.
3. The facilities will not cause substantial injury to the value of other property in the neighborhood in which it is located. The facilities are located on the southern portion of the Property, set back away from the existing homes in the Sun Hill Subdivision that back up to the Property. The outside lighting design will prevent spillover of light onto adjacent land and will be operated between dusk and dawn only at levels necessary for security purposes. The plantings are designed to enhance the area and create a natural greenspace look with an area of visual openness.
4. The facilities will not create excessive demands on Village services or impair the ability of the Village to maintain the peace and provide adequate protection for its citizens. The

Commission facilities will be a very low intensity use, with a small number of staff on site and working in shifts over 24 hours a day, seven days per week. This will result in significantly less traffic and other outside activity than would be generated by the number of single-family homes that could be constructed on this site of almost 15 acres. The demand on Village services will be much lower than single-family residences and operations activities will be largely performed indoors.

5. The proposed use is consistent with the standards of the UDO for use for Utilities and as a PUD. This development is consistent with UDO standards for a special use for Utilities and meets the standards to qualify as a PUD.
6. Meets the applicable standards for PUDs in Section 17.08 of the UDO. Compliance of the development and the facilities with the applicable standards for a PUD is set out in detail in the section above entitled "The PUD Standards Under The Lemont UDO."

Permits from Other Entities

The Commission is working to obtain permits from other entities with jurisdiction, including the IEPA Notice of Intent for construction site stormwater discharge (NPDES) and IEPA construction permit for the water storage and pumping facility, Soil Erosion and Sediment Control plan review by the Will-South Cook Soil and Water Conservation District. Notice to the FAA of the proposed tank construction is required and will be provided. [Engineer comment 1.e]

A pre-application meeting with MWRD was held on April 29, 2024 to discuss the project and MWRD's role in permitting the proposed development. Based on those discussions, an ecological assessment and field tile investigation of the property was done and the farmed wetland area delineated. Per Watershed Management Ordinance (WMO) requirements, the grading of the site maintains existing drainage patterns to ensure that areas that contributed runoff to the depressional area continue to do so. The detention basins are designed to accommodate proposed and future site impervious area runoff and limit discharge rates per Village requirements. [Engineer comment 1.e]

The Landscape Plan in Exhibit L is designed to conform with the requirements of Section 17.20.030 of the UDO. The minimum tree caliper of 3 inches has been met along the frontage and the required number of plant units has been provided, as shown on Exhibit L. [Planner Comments 24-27] The Landscape Plan shows addition of supplemental screening along the north line of the Property behind Sun Hill Lot 4, which the Commission will install if desired by the owner of Lot 4. [Arborist Comment 13][5] Trees will be placed along the southern portion of the western Property line as this is where the facilities will be located and trees can serve as a visual buffer. No trees are proposed for the northern portion of the western Property line due to its higher elevation and the fact that no facilities are located on the northern portion of the Property. [Arborist Comment 13]

Planner Comment 23 and the Arborist Comments 2-7 note that submission of a tree preservation plan is required by the UDO or an exception to the PUD should be requested. The Commission requests an exception in the PUD for this requirement based on the existing conditions on the Property. Because the Property has been used as a farm for many years, there are no significant existing trees on the Property. There is a dense landscaped area along the northern line of the Property (except for one lot) consisting of bushes and shrubbery and some smaller trees. Most of this landscaped area is not located within the Property but on the lots located to the north in the

[5] Village staff has inquired about the possibility of granting a water main easement to the Village along the north property line to connect to the future Village water tower to the west. The Commission is willing to discuss such a donation but notes that such an installation will likely impact any trees along the north property line.

Sun Hill Subdivision. The Commission does not plan to remove any existing trees, bushes and shrubbery within the Property during construction of the facilities,[6] as can be seen on the Landscape Plan. Therefore, a Tree Preservation Plan is not proposed pursuant to Section 17.20.130 of the UDO.

Arborist Comments 9, 10, 11 and 14 required addition of notes and details and plant list quantities, which are now shown on Exhibit L. In order to allow the improved wetland area to be a focal point of the site, a planting bed is not included along the Bell Road Frontage. [Arborist Comment 12] Given the scale of the site and the distance from vantage points to the west, north, and east, the design opts for trees around the detention basins, which will provide better screening and a more visible landscape presence around the detention areas. [Planner Comment 28] Trees and plantings near the driveway off Bell Road will be placed to not interfere with sight lines for ingress and egress. [Arborist Comment 15] Snow removal and storage areas are shown on Exhibit L. [Arborist Comment 8] A long-term maintenance plan is proposed and also included in Exhibit L. [Arborist Comment 16]

Summary of Hydraulic Analysis

The hydraulic design of the Commission waterworks system is based on constructing initial facilities to meet the 2050 Maximum Day Demands of the Members and, at a later time, expanding the system through the addition of pumping facilities to meet the higher Maximum Day Demands of the Members at their estimated community buildout. Design criteria such as minimum and maximum pressures (which are important to enable the water to travel through the pipe to its final users) within the system were used to identify the pipeline sizing, locations of facilities and pumping requirements for the Commission waterworks system in 2050 and at buildout. The hydraulic analysis has determined that the initial Commission System be constructed with a water storage tank and pump station facility in the Lemont area along either 123rd Street, Bell Road or 135th Street between Route 45 and east of Parker Road (see map below). Together, the water storage tank and pump station at this facility will increase the water pressure to allow the water to maintain the required minimum pressures as it travels a distance of approximately 20 additional miles to the next facility. If there is not a facility constructed in this area, the water cannot be supplied to the Members at the minimum pressures required by IEPA.



[6] There is one "scrub" tree along Bell Road in the area to be dedicated as part of the Bell Road right-of-way; it is anticipated that this tree will be removed during construction.

Parcels in this area are primarily owned by the Forest Preserve District of Cook County (FPDCC). Based on initial discussions with FPDCC, construction on these parcels would not be allowed due to the presence of environmentally sensitive areas. The remaining parcels are either already developed, do not have sufficient size based on the presence of wetlands and water bodies, or are properties that the Village has advised it would rather see developed for other uses. The proposed parcel is the most viable option based on location, available acreage and future land use consistent with the Village's planning objectives for the area. Location of these facilities in a member community such as Romeoville would result in waterworks system pressures below the minimum requirements of IEPA.

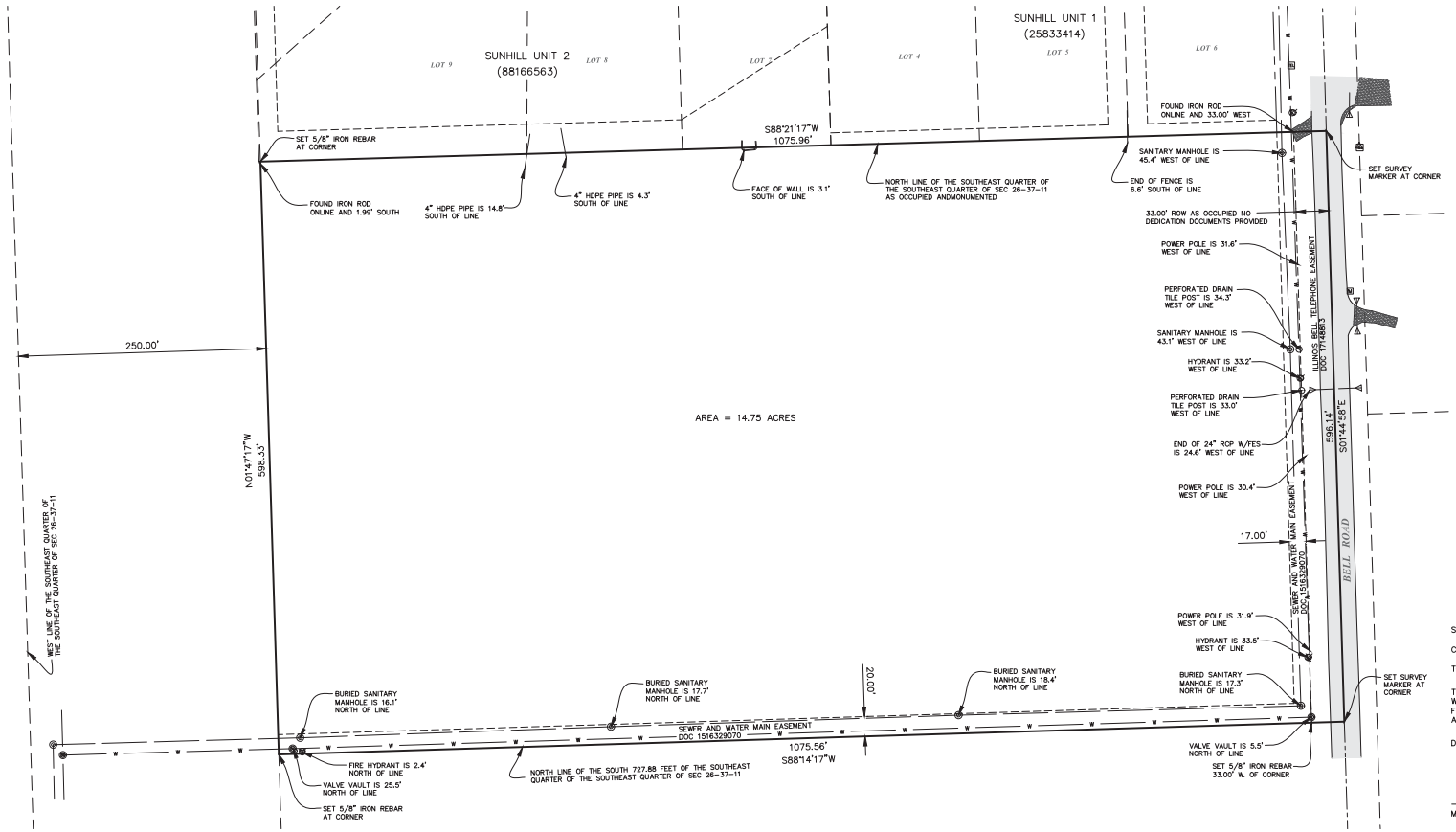
Other Impacts
As described in the Traffic Study in Exhibit E and the Economic Impact Study in Exhibit G, the proposed development is anticipated to generate very minimal amount of vehicular traffic and have only a nominal impact on real estate tax revenue to the Village and other taxing bodies.

The Commission is willing to dedicate a strip of land along the Bell Road frontage of the Property in an amount up to 50 feet in width for the future improvement of Bell Road. This ROW dedication will reduce the parcel size by approximately 0.7 acres. Based on discussion with Village staff, this will be accomplished via a plat of dedication rather than a plat of subdivision.

Attachment 5

ALTA/NSPS
LAND TITLE SURVEY

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (EXCEPT THE SOUTH 727.88 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF TRACT) OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE WEST 250 FEET THEREOF) ALL IN COOK COUNTY, ILLINOIS.



0 60 120
SCALE FEET

P.I.N. 22-26-401-007-0000

12550 BELL ROAD, LEMONT, IL 60439

SCHEDULE B SPECIAL EXCEPTIONS:

1-6	NOT SURVEY RELATED.
7	SHOWN ON THE PLAT.
8	NOT SURVEY RELATED.
9	EASEMENT IS SHOWN ON PLAT.
10-11	NOT SURVEY RELATED.
12	SHOWN ON THE PLAT.
13-15	NOT SURVEY RELATED.

NOTES:

1. LOCATION OF UTILITIES SHOWN HEREON IS CERTIFIED AT SURFACE STRUCTURES ONLY. UNDERGROUND LINES AS SHOWN ARE ESTIMATED LOCATIONS BASED ON AVAILABLE VISIBLE EVIDENCE AND OUR BEST JUDGEMENT
2. FIELD WORK PERFORMED FEBRUARY 15, 2023 AND JULY 15. 2025.
3. THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM.
4. UNDERGROUND UTILITIES WERE NOT MARKED AT THE TIME OF THE FIELD WORK.
5. FNT ORDER NUMBER: 0C22028695
6. ACCORDING TO FIRM PANEL 170144 THE LAND LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

STATE OF ILLINOIS)
)ss
COUNTY OF KANE)

TO: CITY OF JOLIET AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 8, 16, AND 18 OF TABLE A THEREOF.

DATE OF PLAT OR MAP: JULY 16, 2024.

MARK G. SCHELLER I.P.L.S. #35-3581 (EXP. 11/30/24)

ENGINEERING ENTERPRISES, INC. PROFESSIONAL
DESIGN FIRM # 184-002003
(EXP. 04/30/25)

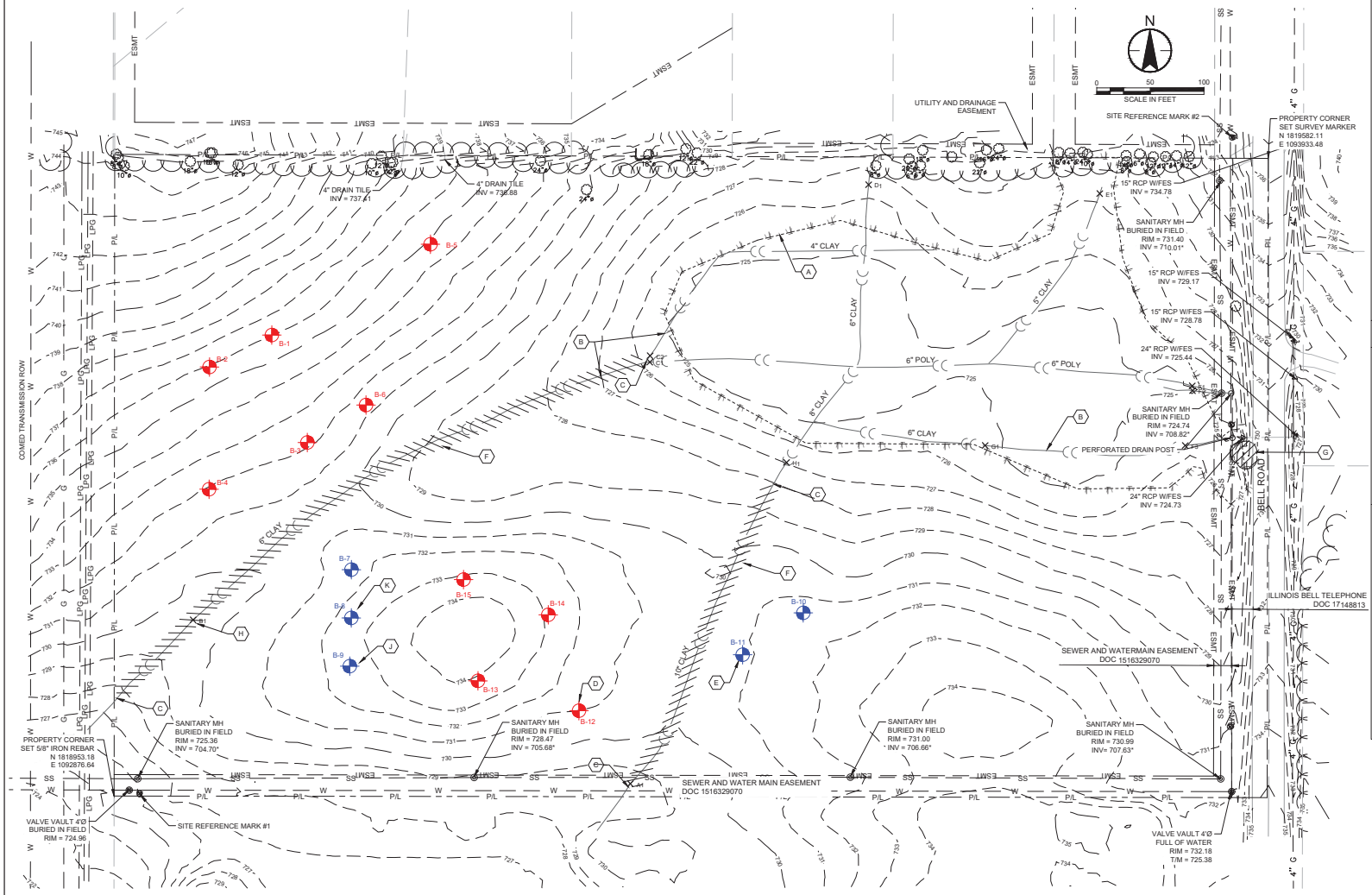
MARK G. SCHELLER 035-003581 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS SUGAR GROVE, IL

Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

CITY OF JOLIET
150 W. JEFFERSON ST.
JOLIET, IL 60432

ALTA/NSPS
LAND TITLE SURVEY

DATE:	JULY 2024
PROJECT NO.	J02201
FILE NO	J02201RB-BELL ALTA



GENERAL SHEET NOTES

1. CONTRACTOR SHALL NOT DAMAGE TREES AND OTHER DESIRABLE VEGETATION OUTSIDE THE PROJECT WORK LIMITS DURING CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL INSTALL TREE PROTECTION AS NEEDED AT THE DIRECTION OF THE OWNER AND IN ACCORDANCE WITH SPECIFICATIONS. NO TREES SHALL BE REMOVED WITHOUT EXPLICIT WRITTEN PERMISSION PROVIDED BY THE OWNER.
2. CONTRACTOR SHALL INSTALL PERIMETER CONTROL AND EROSION CONTROL DEVICES PRIOR TO BEGINNING WORK AT THE SITE AND MAINTAIN THE RELEVANT DEVICES PLACED DURING DEMOLITION.
3. CONTRACTOR TO COMPLY WITH ALL PERMITS AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. POST ALL PERMITS ON-SITE AND MAINTAIN A COPY OF SWPPP ON-SITE.
4. ROCK CONSTRUCTION ENTRANCES SHALL BE PLACED AT ALL ACCESS/EGRESS LOCATIONS AT THIS SITE.
5. CONTRACTOR IS RESPONSIBLE FOR DEWATERING EFFORTS. ALL DEWATERING FLOWS SHALL BE DISPOSED OF IN ACCORDANCE WITH SPECIFICATIONS.
6. CONTRACTOR IS TO MAINTAIN DUST CONTROL THROUGHOUT CONSTRUCTION PER THE SWPPP.
7. CONTRACTOR SHALL LOCATE STOCKPILE(S) WITHIN PROJECT LIMITS AND PROTECT PER SOIL STOCKPILE BEST MANAGEMENT PRACTICES.
8. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION AND SEDIMENT CONTROL DEVICES THROUGHOUT CONSTRUCTION AND REPORT THE OBSERVATION ON A LOG KEPT ON-SITE UNTIL ALL UPSTREAM DRAINAGE AREAS ARE PERMANENTLY STABILIZED.
9. MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES ON THIS SITE SHALL BE DONE IN ACCORDANCE WITH SPECIFICATIONS AND APPROVED SWPPP.
10. INVERTS OR ELEVATIONS FOLLOWED BY *** INDICATE RECORD INFORMATION.
11. T/M INDICATES TOP OF MAIN

SHEET KEYNOTES

A. EXISTING WETLAND BOUNDARY - DO NOT DISTURB
B. EXISTING FIELD TILE SYSTEM
C. EXPLORATORY EXCAVATION REQUIRED
D. SOIL BORING TO 50' DEPTH INDICATED WITH RED (TYP)
E. SOIL BORING TO 100' DEPTH (OR AUGER REFUSAL) INDICATED WITH BLUE (TYP)
F. REMOVE EXISTING FIELD TILE
G. TREE OR SHRUB TO BE REMOVED (TYP)
H. EXISTING DRAIN TILE SURVEY POINT, SEE TABLE BELOW (TYP)
I. <NOT USED>
J. EXCESS TOPSOIL REMOVAL REQUIRED, REFER TO GEOTECHNICAL DATA REPORT
K. FILL MATERIAL REMOVAL REQUIRED, REFER TO GEOTECHNICAL DATA REPORT

EXISTING DRAIN TILE INVERTS TABLE

POINT #	DESC	INVERT ELEVATION
1	B1	725.58
2	A1	725.63
3	C1	724.48
4	C2	724.04
5	D1	724.80
6	E1	724.76
7	F1	723.08
8	F2	720.53
9	F3	722.46
10	G1	723.61
11	H1	722.11

SITE REFERENCE MARK 1
SE FLANGE BOLT ON HYDRANT AT SW CORNER OF SITE
ELEVATION = 727.49

SITE REFERENCE MARK 2
NW FLANGE BOLT ON 2ND HYDRANT SOUTH OF SUNHILL LANE ON WEST SIDE OF BELL ROAD
ELEVATION = 735.23

GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

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Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

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GRAND PRAIRIE WATER COMMISSION

Stantec

CMT Crawford, Murphy & Tilly

City of Joliet

ALTERNATIVE WATER SOURCE PROGRAM
AWSP-03-01 - INTERMEDIATE STANDPIPE 1 AND PUMP STATION
Joliet, Illinois

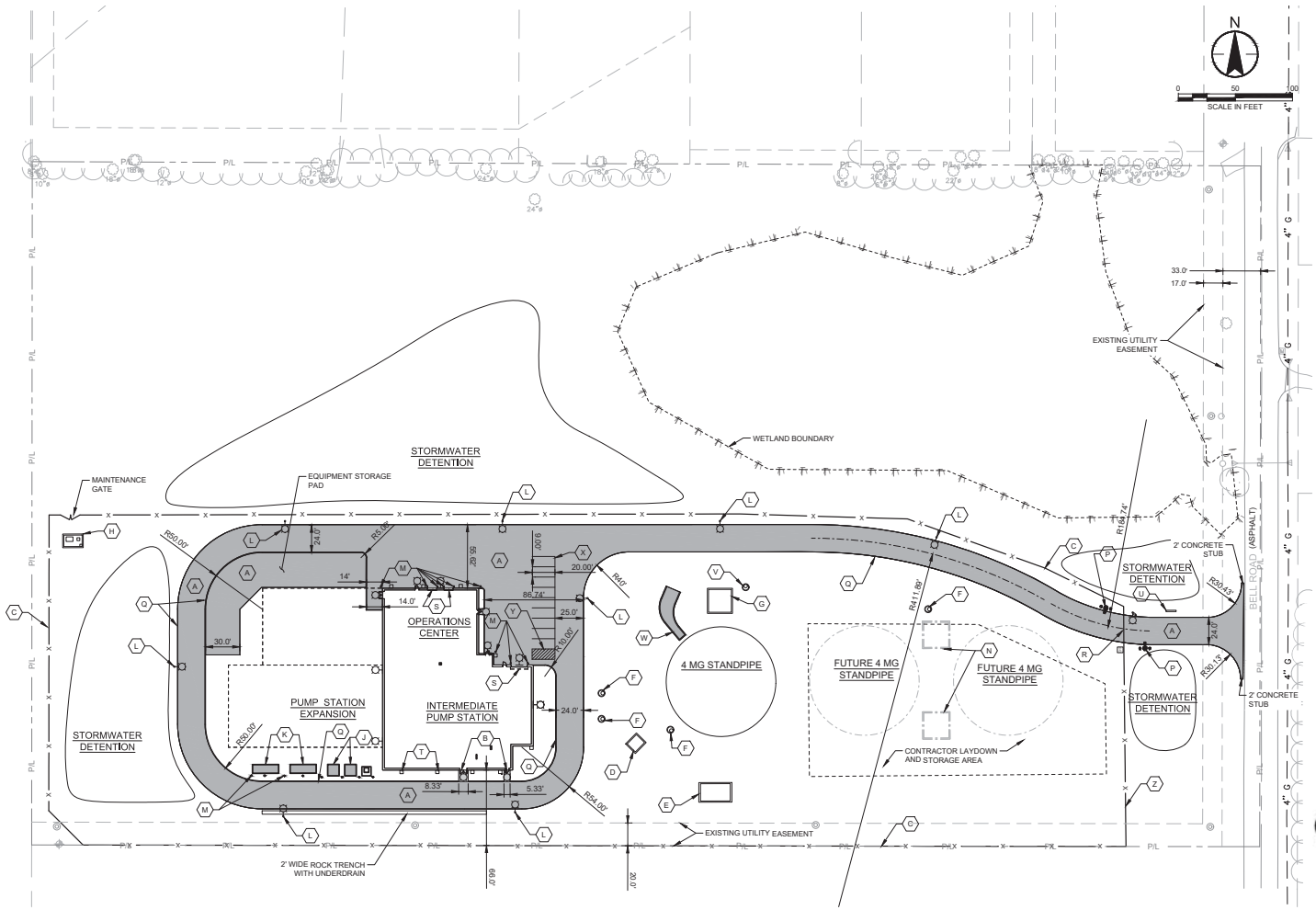
File Name: 40124_03_CD101 | MZ Dwn. | MZ Dsgn. | SR Chkd. | 2025.07.15 YYYY.MM.DD

EXISTING SITE CONDITIONS AND DEMOLITION PLAN

Project No. 173440124
Scale 1" = 50'
Revision
Sheet of
Drawing No. **CD101**

C:\Users\mzak.consultant\...\Drafting Inputs & Backups\Sheet\40124_03_CD101.dwg
2025.07.15 2:57:27 PM
ORIGINAL SHEET - ANSI D

Attachment 6

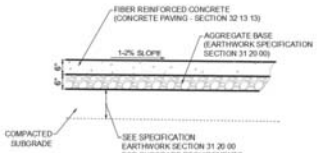


GENERAL SHEET NOTES

1. SECURITY GATES AND FENCING SHALL BE RATED K8 OR BETTER
2. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE FULL-DEPTH SAWCUT AT ALL REMOVAL LIMITS TO PROVIDE A CLEAN, NEAT EDGE TO EXISTING PAVEMENT, CURB & GUTTER, SIDEWALKS, ETC. THAT WILL REMAIN.
4. STRIP TOPSOIL (SEE GDR FOR ADDITIONAL INFORMATION) AND STOCKPILE FOR REUSE PRIOR TO MASS GRADING.

SHEET KEYNOTES

A. HEAVY DUTY CONCRETE PAVING - 6" CONCRETE ON 6" OF CA-6 AGG BASE, SEE DETAILS C-901 AND C-902
B. DOOR STOOP - SEE ARCHITECTURAL SHEETS
C. 8' BLACK VINYL COATED CHAIN LINK SECURITY FENCE, SEE DETAIL C-101
D. CHEM FEED VAULT, SEE SHEETS D-403 AND S-403
E. METER VAULT, SEE SHEETS D-401 AND S-401
F. 66" VALVE MANHOLE, SEE DETAIL C-506
G. VALVE VAULT #1, SEE SHEETS D-402 AND S-402
H. EMERGENCY INTERCONNECT METER VAULT, SEE PROCESS SHEETS
I. <NOT USED>
J. ELECTRICAL TRANSFORMERS/SWITCH GEAR, SEE SHEET E-101
K. DIESEL BACKUP GENERATOR, SEE SHEET E-101
L. LIGHT POLE AND FOUNDATION, SEE SHEETS E-101 AND E-102 (TYP)
M. 6" STEEL CONCRETE FILLED GUARD POST, SEE DETAIL C-114
N. FUTURE VALVE VAULTS (BY OTHERS)
O. <NOT USED>
P. VEHICULAR GATE PEDESTAL, SEE DETAIL C-931
Q. INTEGRAL CONCRETE CURB
R. 26' SLIDING SECURITY GATE WITH CARD READER, SEE DETAILS
S. ROLL-UP DOOR, SEE ARCH PLANS
T. CONCRETE SPLASH PADS AT EXTERNAL DOWNSPOUTS (TYP)
U. MONUMENT SIGN
V. 24" VALVE MANHOLE, SEE DETAIL C-932
W. STANDPIPE CONCRETE SPLASH PAD, SEE SHEET CG401
X. 9' X 20' PARKING STALL STRIPING; 4" YELLOW LINES
Y. ADA PARKING SPACE, SEE DETAIL C-953
Z. 8' WROUGHT IRON SECURITY FENCE



C-902 CONCRETE PAVEMENT SECTION

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Issued	By	Appd	YYYY.MM.DD

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GRAND PRAIRIE WATER COMMISSION

Stantec

CMT Crawford, Murphy & Tilly

City of Joliet

ALTERNATIVE WATER SOURCE PROGRAM
AWSP-03-01 - INTERMEDIATE STANDPIPE 1 AND PUMP STATION
Joliet, Illinois

File Name: 40124_03_CS101	MZ	MZ	SR	2025.10.15
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

OVERALL SITE PLAN

Project No.	Scale
173440124	1" = 50'
Revision	Sheet of
	Drawing No. CS103

ORIGINAL SHEET - ANSI D

Attachment 7

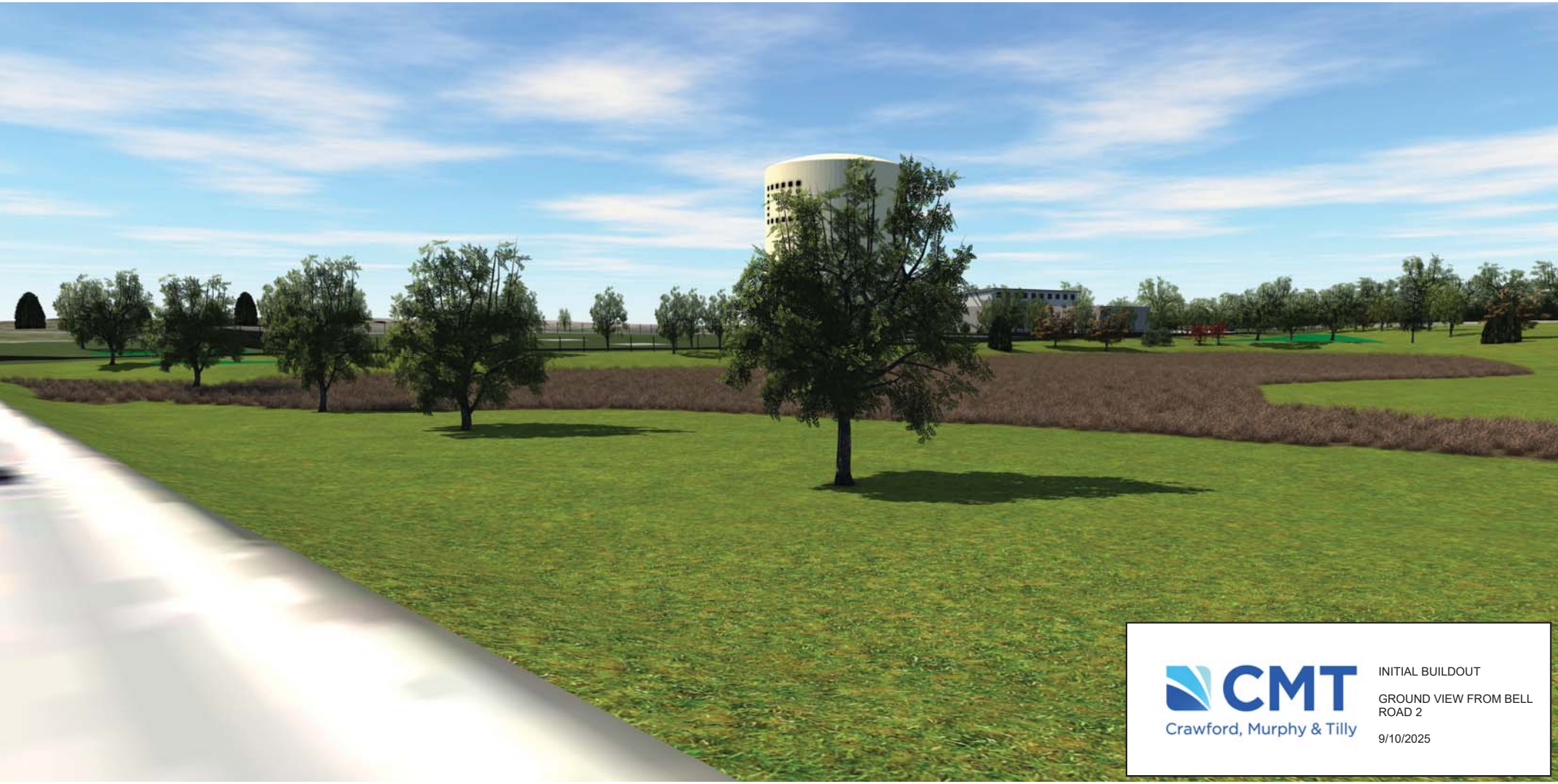


CMT
Crawford, Murphy & Tilly

INITIAL BUILDOUT

GROUND VIEW FROM BELL ROAD 1

9/10/2025

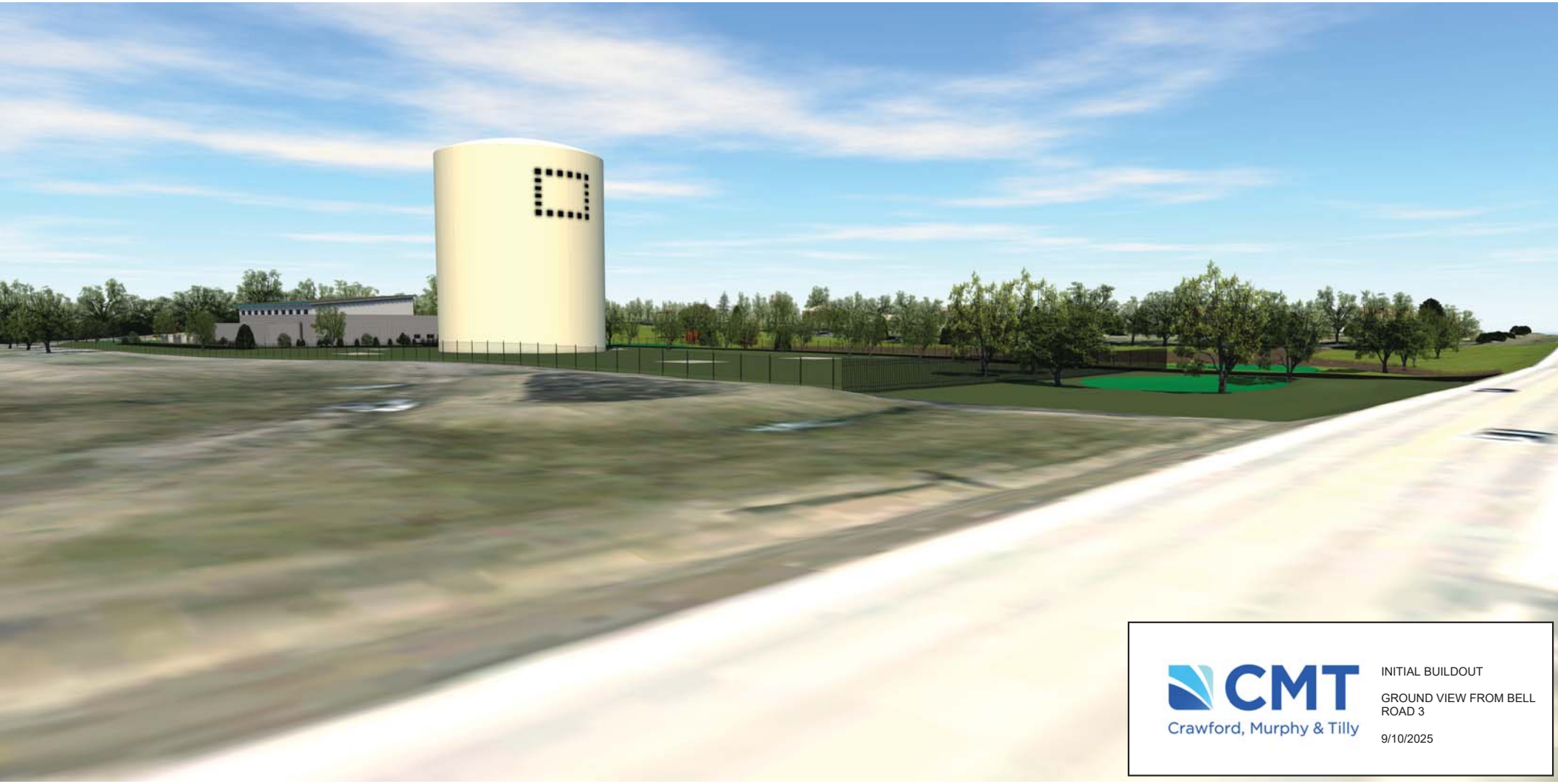


CMT
Crawford, Murphy & Tilly

INITIAL BUILDOUT

GROUND VIEW FROM BELL ROAD 2

9/10/2025

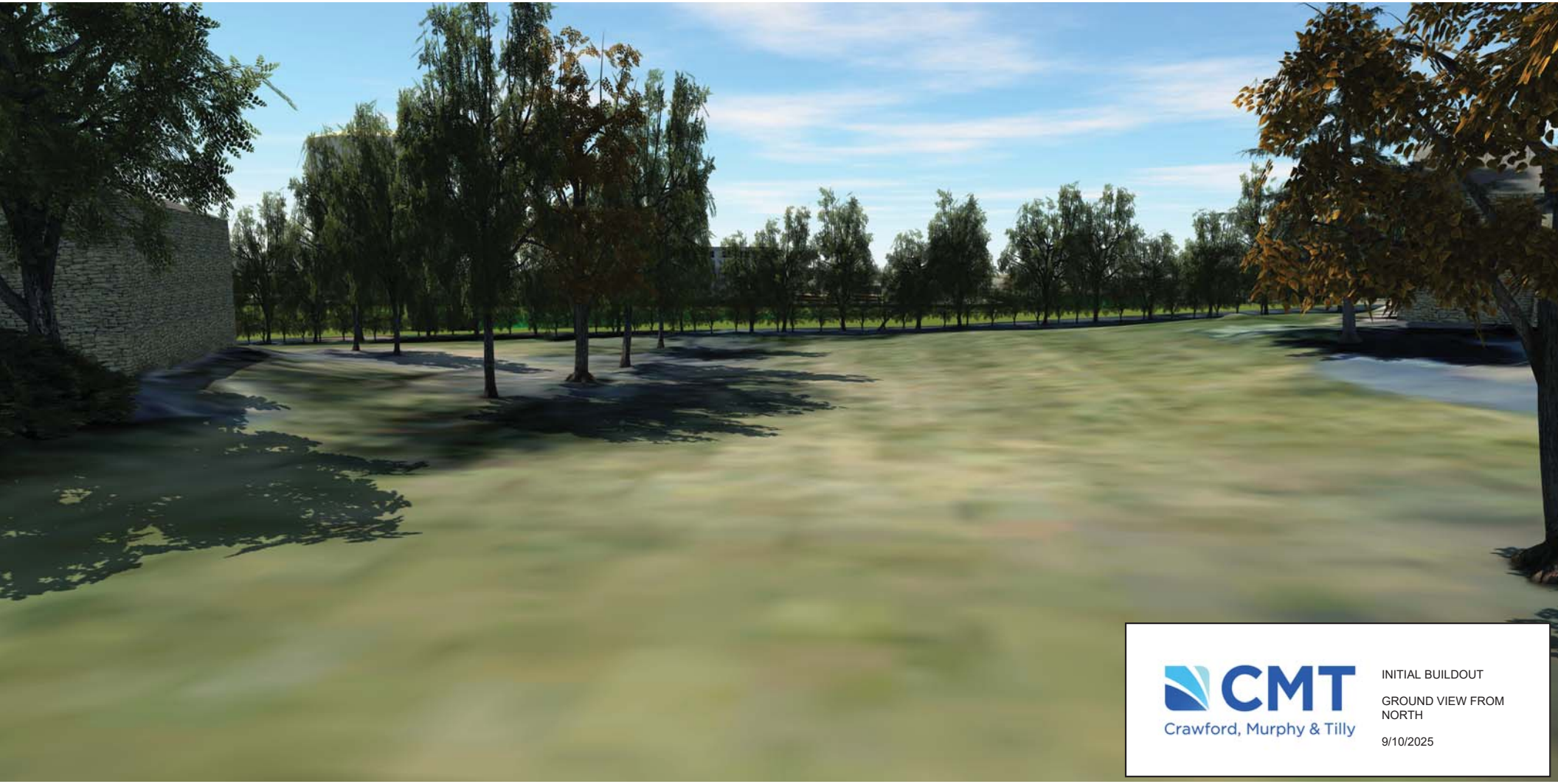


Crawford, Murphy & Tilly

INITIAL BUILDOUT

GROUND VIEW FROM BELL ROAD 3

9/10/2025

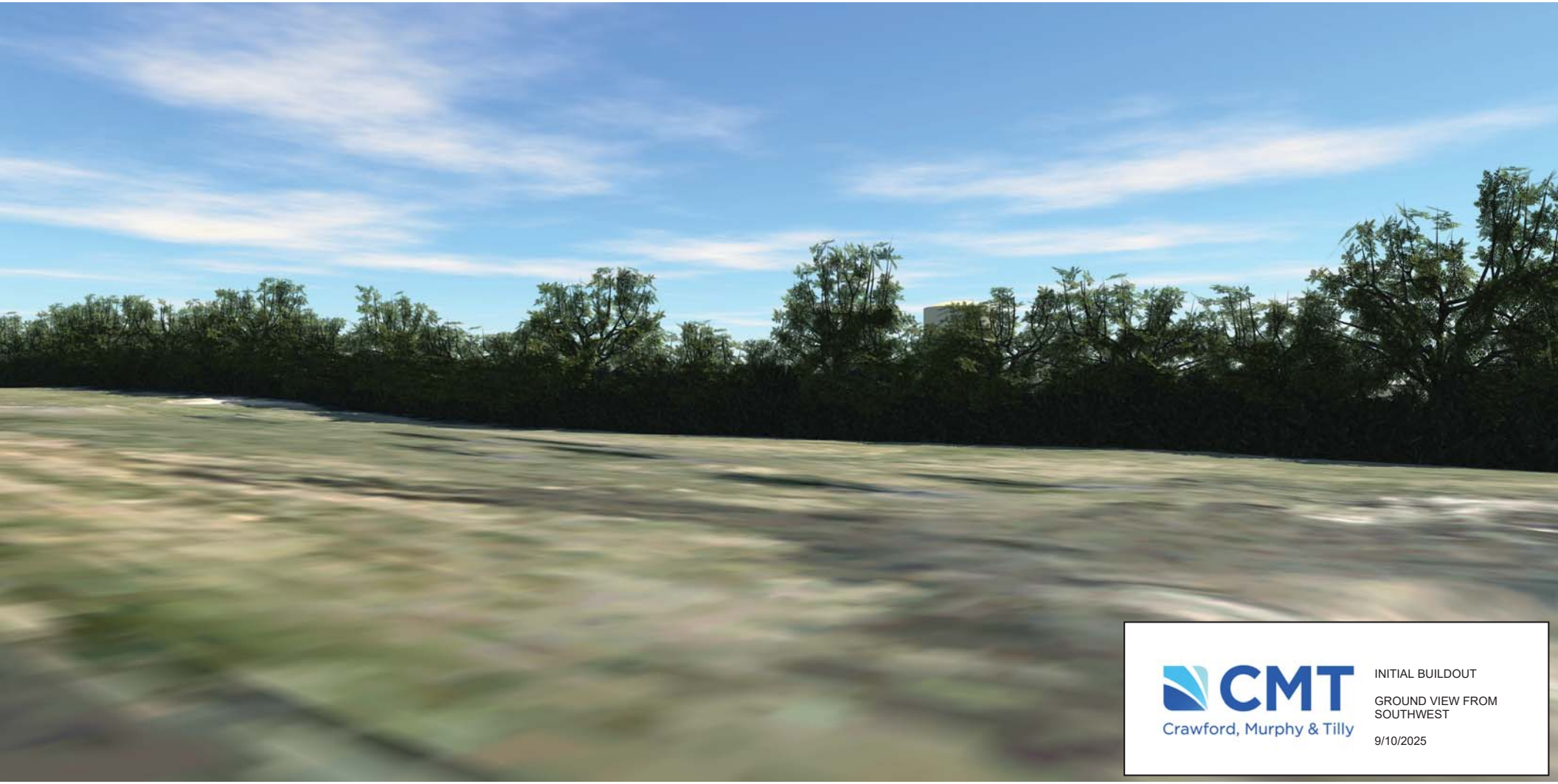


CMT
Crawford, Murphy & Tilly

INITIAL BUILDOUT

GROUND VIEW FROM NORTH

9/10/2025

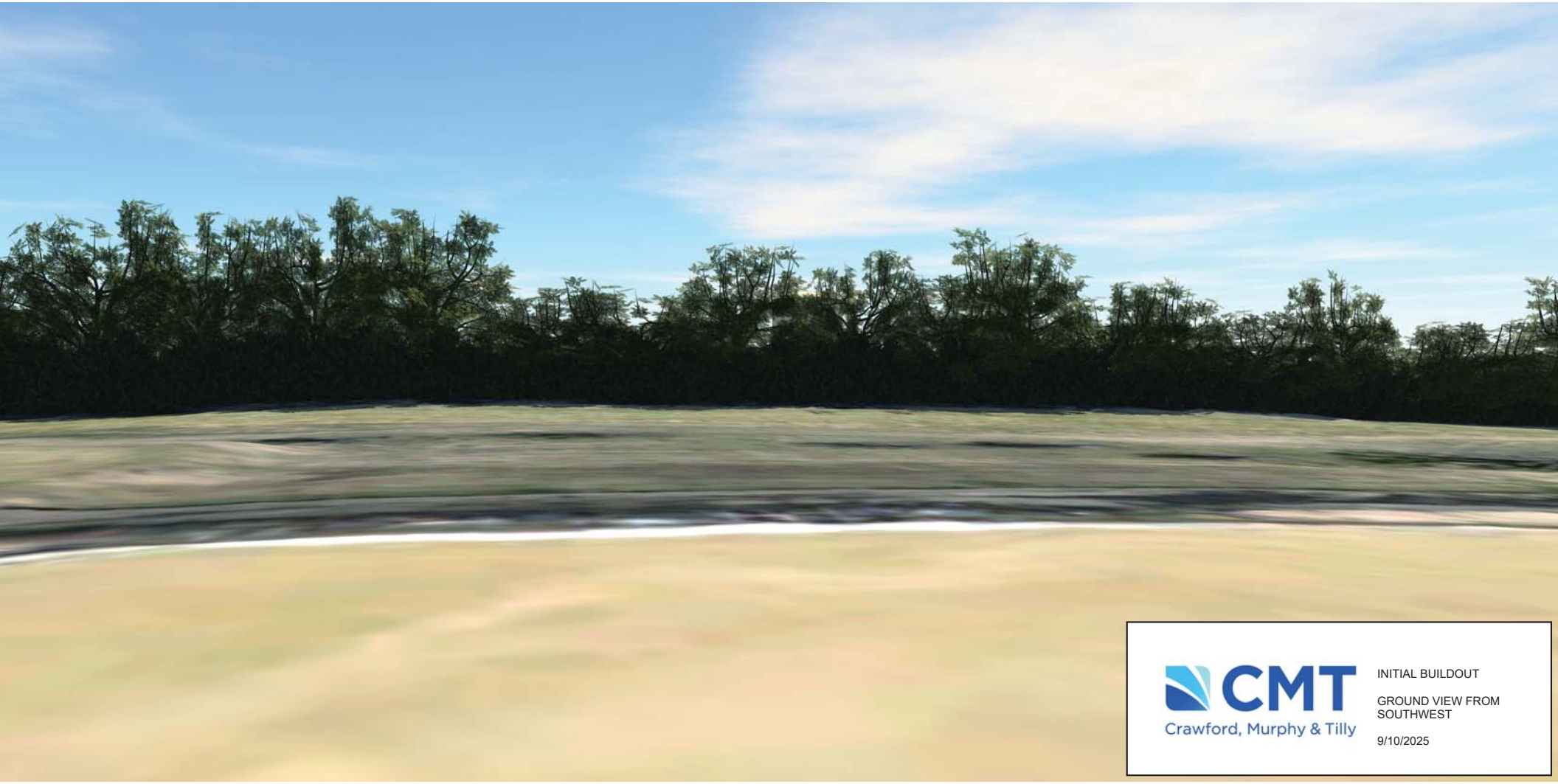


CMT
Crawford, Murphy & Tilly

INITIAL BUILDOUT

GROUND VIEW FROM SOUTHWEST

9/10/2025



CMT
Crawford, Murphy & Tilly

INITIAL BUILDOUT

GROUND VIEW FROM SOUTHWEST

9/10/2025



CMT
Crawford, Murphy & Tilly

INITIAL BUILDOUT

HIGH ANGLE VIEW FROM NORTHEAST

9/10/25



CMT
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INITIAL BUILDOUT

HIGH ANGLE VIEW FROM SOUTHEAST

9/10/2025



CMT
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FINAL BUILDOUT

GROUND VIEW FROM BELL ROAD 1

9/10/2025



CMT
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FINAL BUILDOUT

GROUND VIEW FROM BELL ROAD 2

9/10/2025



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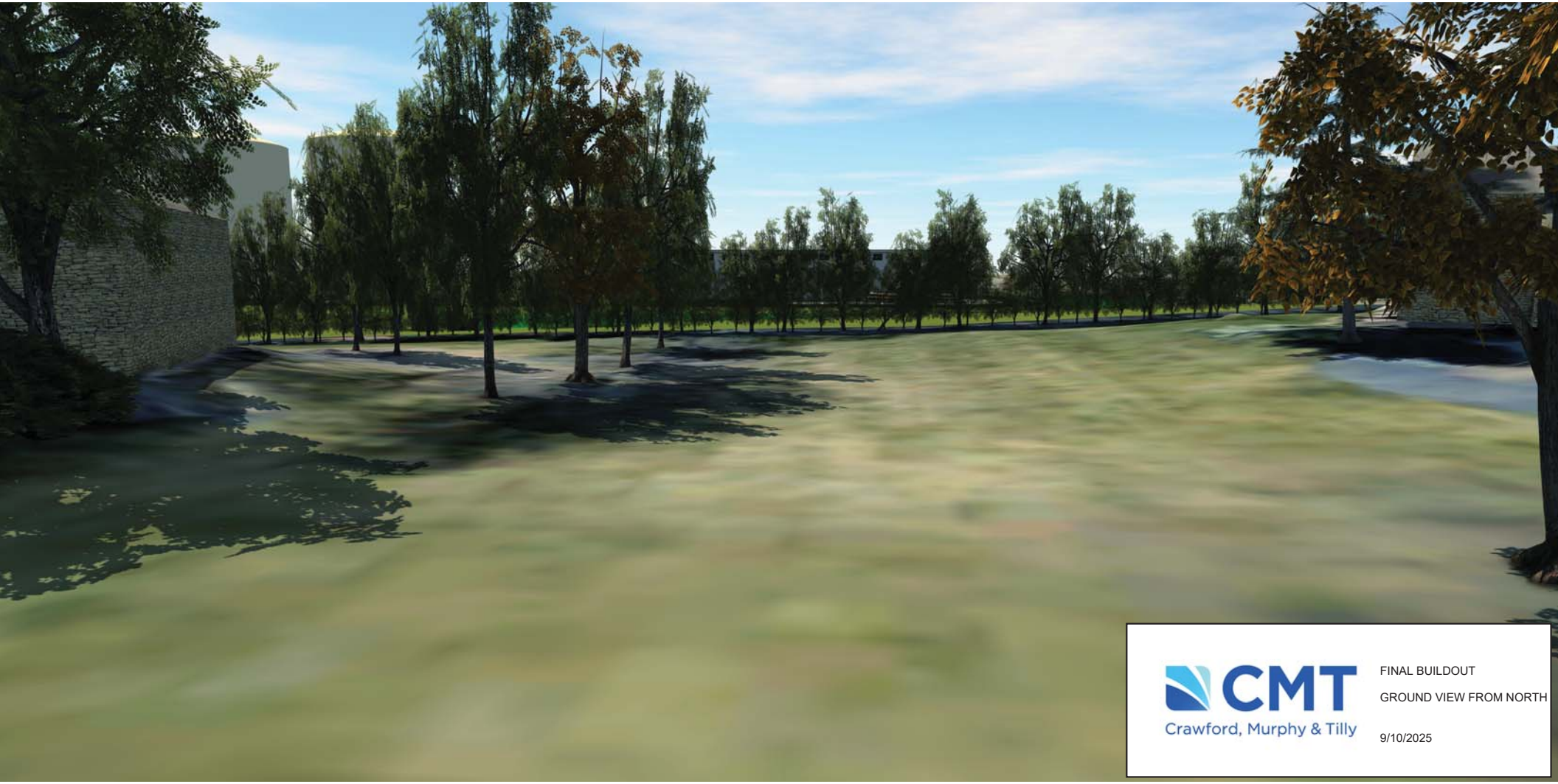
FINAL BUILDOUT

GROUND VIEW FROM BELL ROAD 3

9/10/2025

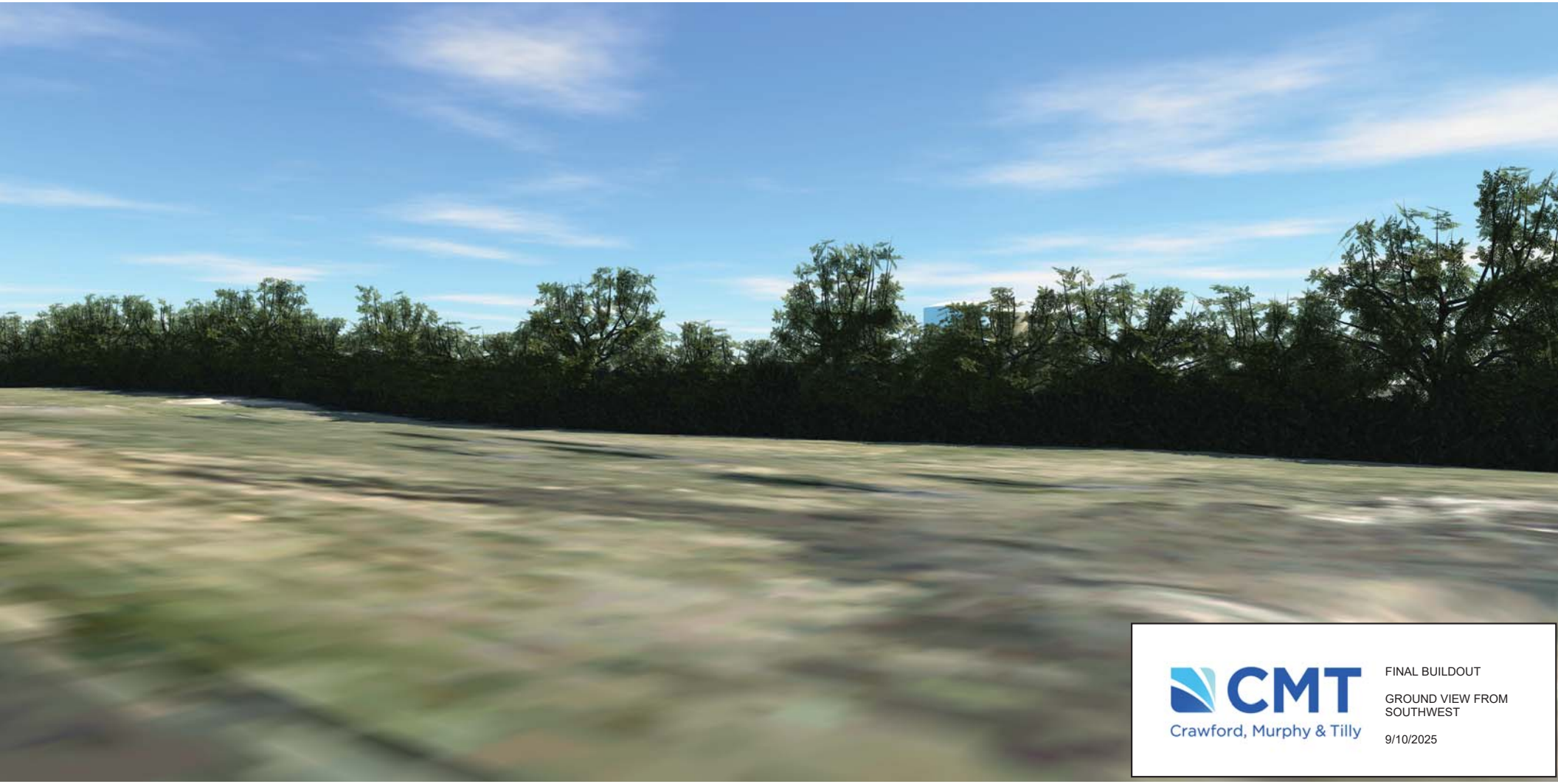


CMT
Crawford, Murphy & Tilly

FINAL BUILDOUT

GROUND VIEW FROM NORTH

9/10/2025



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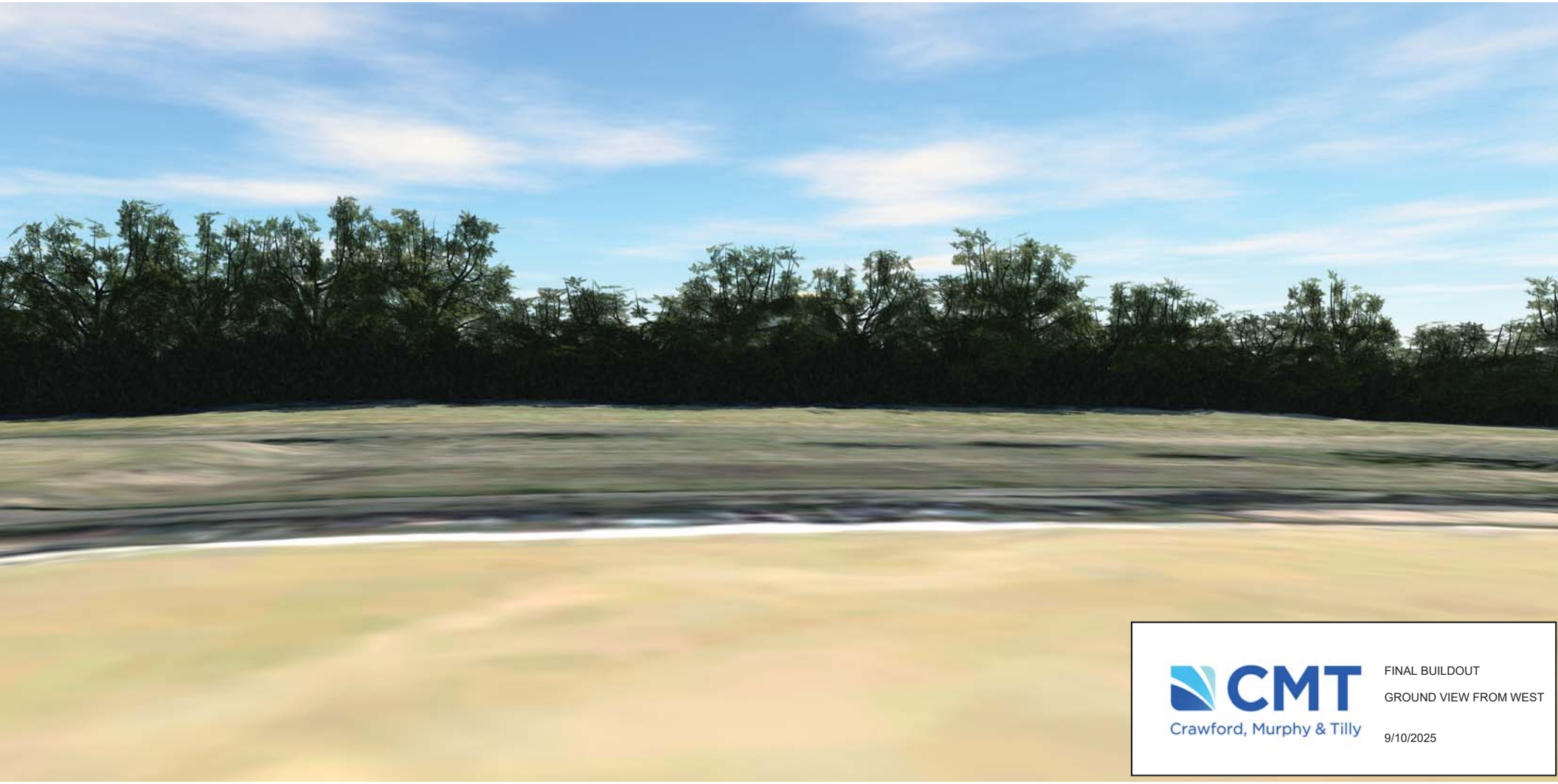
Crawford, Murphy & Tilly

FINAL BUILDOUT

GROUND VIEW FROM SOUTHWEST

9/10/2025


CMT
Crawford, Murphy & Tilly
FINAL BUILDOUT
GROUND VIEW FROM WEST
9/10/2025



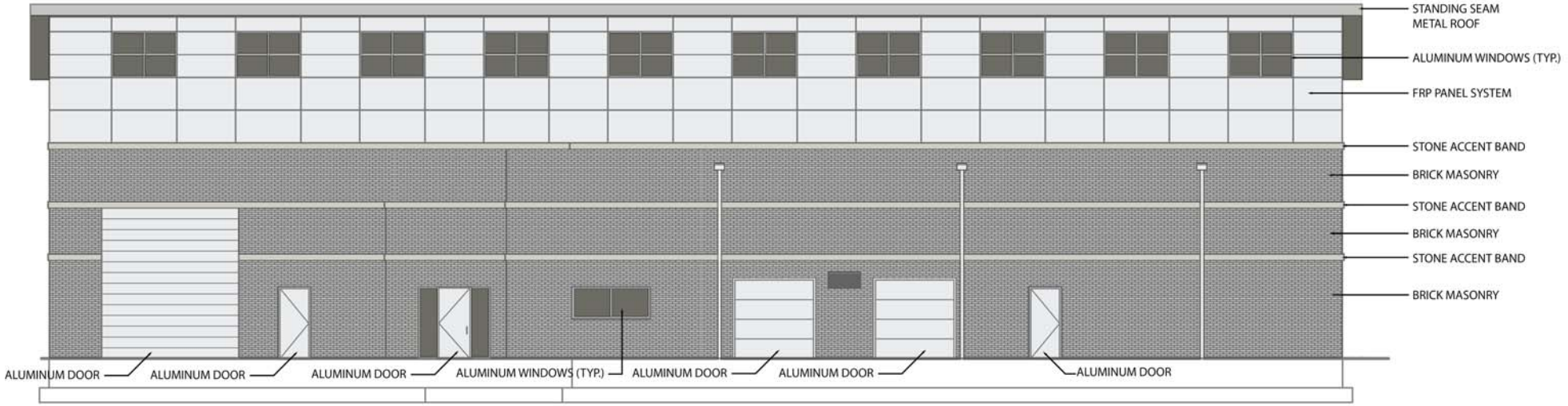
CMT
Crawford, Murphy & Tilly

FINAL BUILDOUT

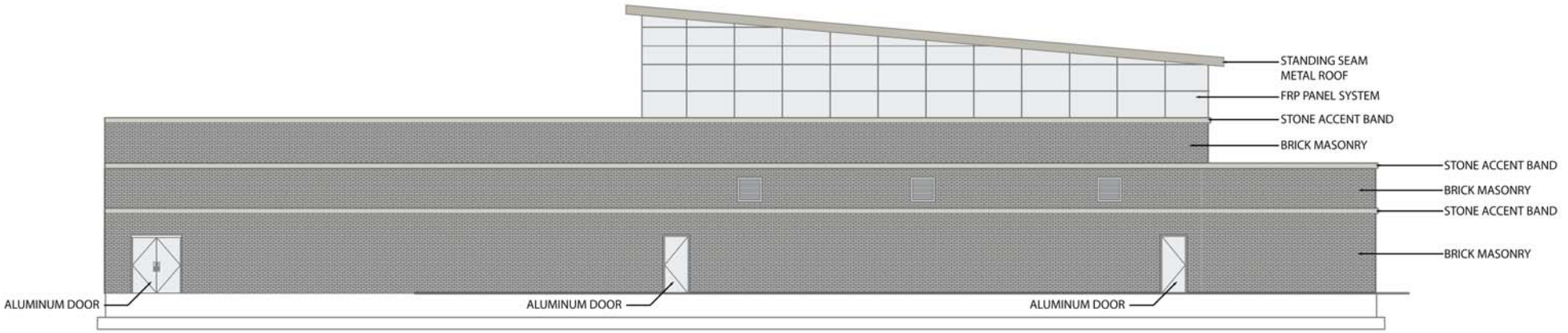
GROUND VIEW FROM WEST

9/10/2025

Attachment 8



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - WEST

ALUMINUM DOORS AND WINDOWS
CLEAR ANODIZED ALUMINUM

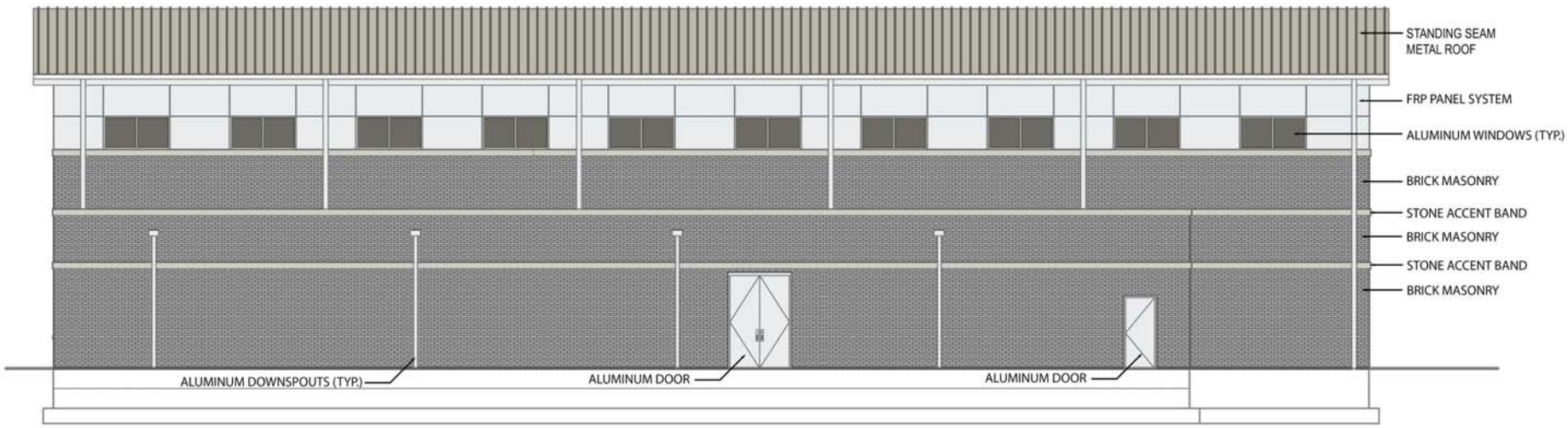
BRICK MASONRY
BELDEN ANCHOR GRAY VELOUR

STONE ACCENT BAND
NATURAL GRAY

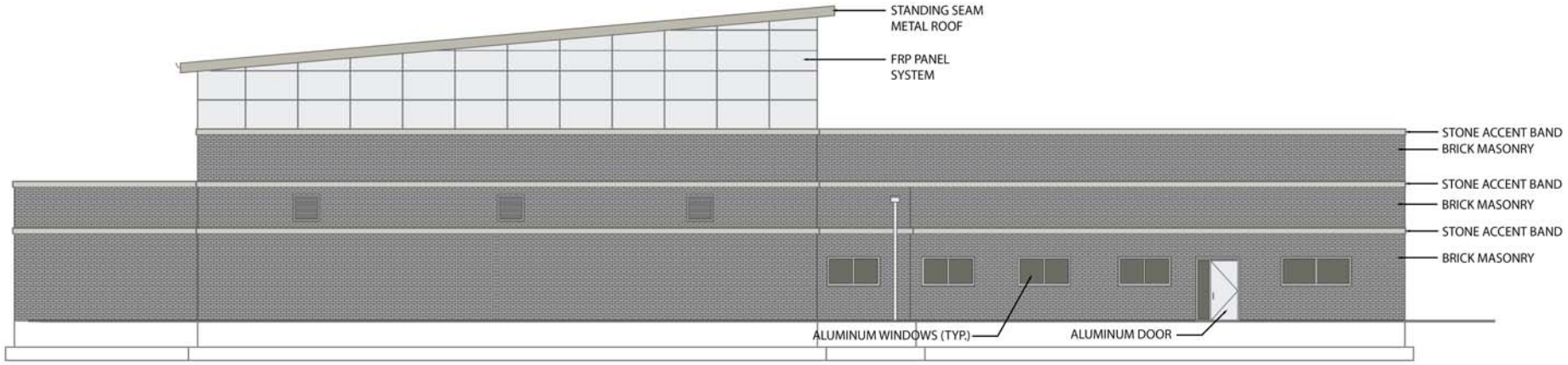
FRP PANEL SYSTEM
JAMES HARDIE LIGHT MIST

STANDING SEAM METAL ROOF
CENTRIA LIGHT GRAY

09/10/2025



EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - EAST

ALUMINUM DOORS AND WINDOWS
CLEAR ANODIZED ALUMINUM

BRICK MASONRY
BELDEN ANCHOR GRAY VELOUR

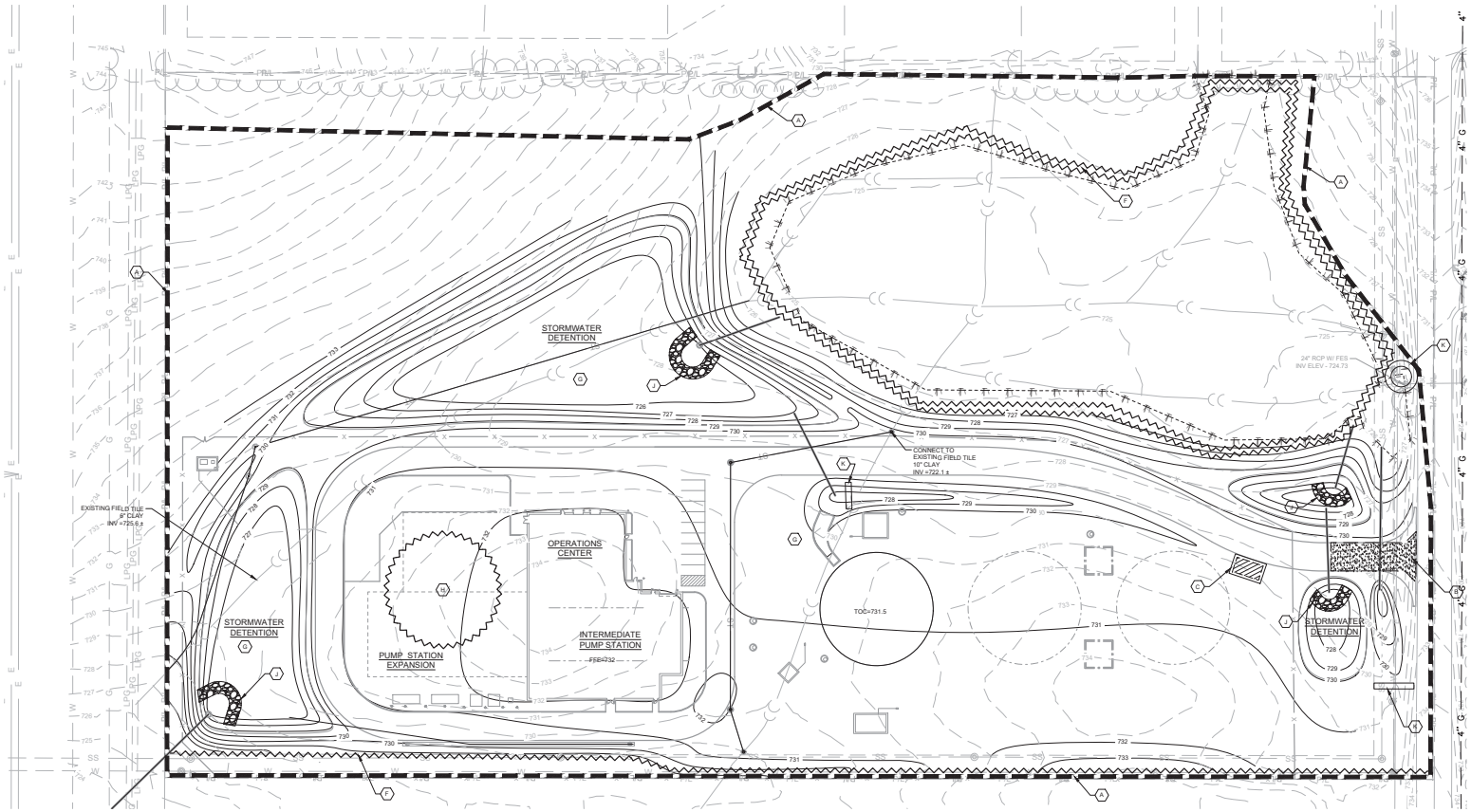
STONE ACCENT BAND
NATURAL GRAY

FRP PANEL SYSTEM
JAMES HARDIE LIGHT MIST

STANDING SEAM METAL ROOF
CENTRIA LIGHT GRAY

09/10/2025

Attachment 9



GENERAL NOTES - BMP SEQUENCE

THE CONTRACTOR SHALL ADHERE TO THE FOLLOWING SEQUENCE OF EVENTS DURING CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY CHANGES MADE TO THE PHASING:

1. INSTALL PERIMETER EROSION CONTROLS, STRUCTURE PROTECTION, DIVERSION ITEMS, CONSTRUCTION ENTRANCE, AND BEGIN STRIPPING OF THE SITE.
2. PROVIDE CONCRETE WASHOUT FACILITIES IN ACCORDANCE WITH ILLINOIS URBAN MANUAL FOR ALL CEMENTITIOUS MATERIALS INCLUDING PORTLAND CEMENT CONCRETE, MORTAR, AND/OR GROUT. WASH WATERS CANNOT BE DISCHARGED EITHER INTO THE GROUND OR SEWERS. CLEAN CONCRETE WASH OUT FACILITIES TO MAINTAIN CAPACITIES.
3. TEMPORARILY STABILIZE ALL DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 CALENDAR DAYS OR MORE (UNLESS CONSTRUCTION ACTIVITY WILL RESUME ON THAT PORTION OF THE SITE WITHIN 14 DAYS.) TEMPORARY SEEDING SHALL BE IDOT CLASS 7 PER SECTION 250 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. MAINTAIN ALL EROSION CONTROL ITEMS TO BE FREE OF ACCUMULATED SEDIMENT. REPAIR AS NEEDED AND REPLACE WHEN DAMAGED.
5. PROVIDE INLET PROTECTION APPROPRIATE FOR INLET TYPE AND STAGE OF CONSTRUCTION. MAINTAIN INLETS TO BE FREE OF ACCUMULATED SEDIMENT DURING CONSTRUCTION. REPAIR/REPLACE AS NEEDED.
6. PERFORM ROUGH GRADING OF SITE. MAINTAIN CONSTRUCTION ENTRANCE AS REQUIRED BY CONSTRUCTION PHASE TO PREVENT TRACKOUT ONTO ADJACENT PUBLIC ROW. PAVE SITE AND APPURTENANCES. PROVIDE SILT FENCE AT TOE OF SLOPE OF ALL TEMPORARY OR PERMANENT STOCKPILES.
7. PERFORM FINAL GRADING AND APPLY EROSION CONTROL FABRIC & SEED AS SHOWN ON THE PLANS. MAINTAIN BMP'S IN PLACE UNTIL ALL VEGETATED AREAS HAVE ACHIEVED FINAL STABILIZATION REQUIREMENTS.
8. WHEN FINAL STABILIZATION IS ACHIEVED AS DETERMINED BY OWNER'S REPRESENTATIVE, REMOVE ALL TEMPORARY BMP'S AND FILE NOTICE OF TERMINATION WITH IEPA ON OWNER'S BEHALF.

SHEET KEYNOTES

A. LIMITS OF DISTURBANCE
B. CONSTRUCTION ROAD STABILIZATION - SEE DETAIL IL-506
C. CONCRETE WASHOUT AREA - SEE DETAIL IUM-654ET
D. <NOT USED>
E. <NOT USED>
F. SILT FENCE, SEE IUM-620A(W)
G. SEE SPECIFICATIONS FOR SEED MIX & CRITERIA
H. SOIL STOCKPILE AREA - SEE DETAIL IUM-627.
I. <NOT USED>
J. CULVERT INLET PROTECTION - SEE DETAIL IL-508 ST
K. ROLLED EROSION CONTROL DITCH CHECK - SEE DETAIL IUM-514

ACREAGE SUMMARY

ON-SITE DISTURBED AREA =	13 AC
OFF-SITE DISTURBED AREA =	0 AC
TOTAL DISTURBED AREA =	13 AC

N

0 50 100

SCALE IN FEET
CONTOUR INTERVAL = 1 FOOT

GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

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Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

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GRAND PRAIRIE WATER COMMISSION

Stantec

CMT Crawford, Murphy & Tilly

City of Joliet

ALTERNATIVE WATER SOURCE PROGRAM
AWSP-03-01 - INTERMEDIATE STANDPIPE 1 AND PUMP STATION
Joliet, Illinois

File Name: 40124_03_CS104	MZ	MZ	SR	2025.10.15
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

EROSION CONTROL PLAN

Project No.	Scale
173440124	1" = 40'
Revision	Sheet
	XX of

Drawing No.
CS104

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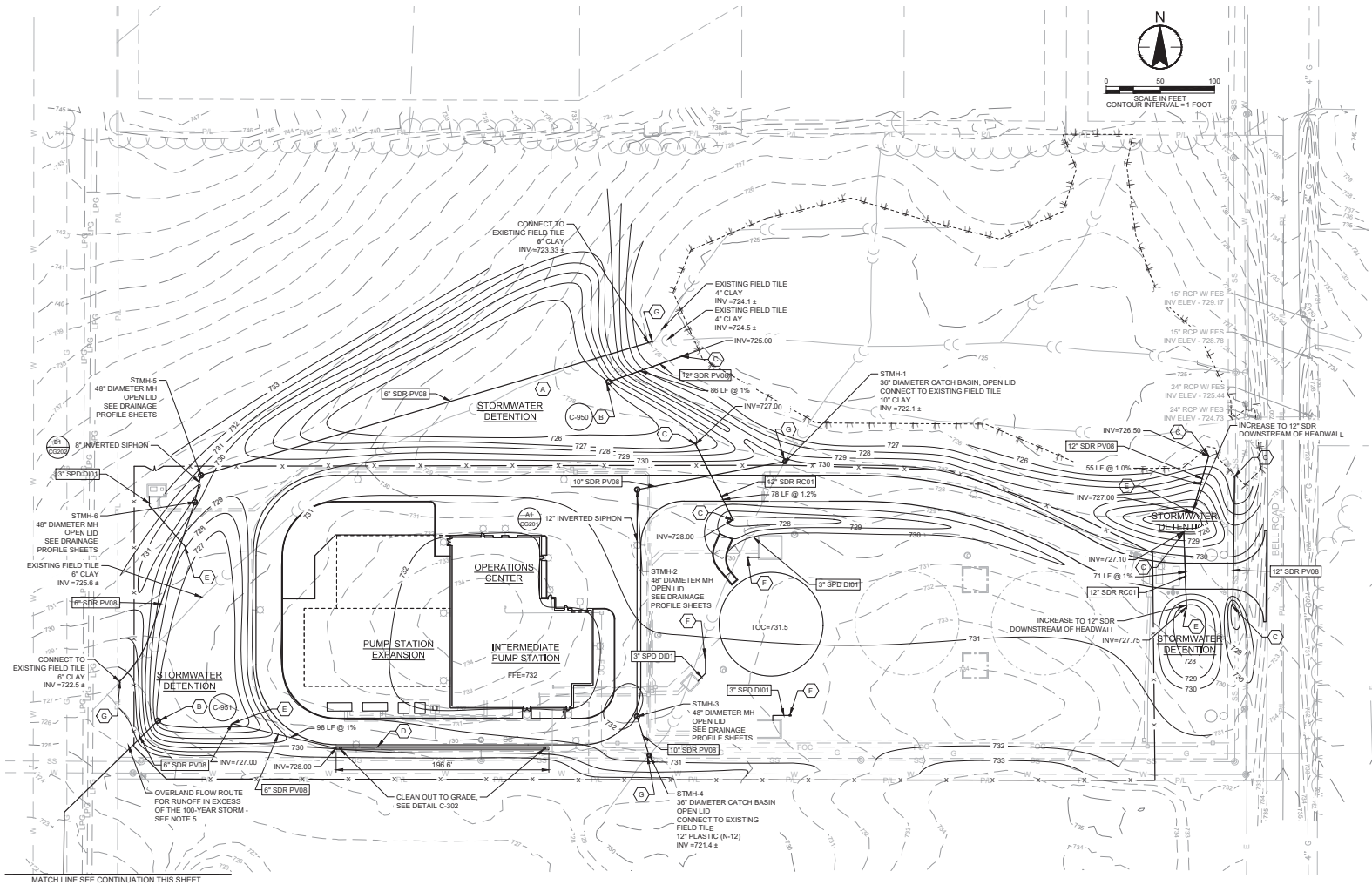

GENERAL SHEET NOTES

1. ALL STORM PIPE ENTERING MANHOLE STRUCTURES SHALL BE GROUTED INSIDE AND OUT TO ASSURE A WATERTIGHT CONNECTION. ALL STORM STRUCTURES SHALL HAVE A SMOOTH, UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
2. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS FOR APPROVAL OF ALL DRAINAGE STRUCTURES AND EXISTING DRAINAGE STRUCTURE ADJUSTMENTS PRIOR TO FABRICATION.
3. ALL FIELD TILES ENCOUNTERED ON THE PROJECT MUST BE RECONNECTED.
4. CONTRACTOR SHALL INCREASE OR DECREASE PIPE SIZES PRIOR TO CONNECTION TO 4" CONCRETE HEADWALLS.
5. RUNOFF FROM THE 100-YEAR STORM IS ROUTED TO AND CONTAINED BY THE PROPOSED DETENTION BASINS. RUNOFF IN EXCESS OF THE 100-YEAR EVENT WILL FILL THE PONDS BEFORE SPILLING INTO THE WETLAND AREA BEFORE OVERLAND FLOW EXISTS THE SW CORNER OF THE SITE.

SHEET KEYNOTES

A. DRY BOTTOM DETENTION AREA
B. FLOW RESTRICTED OUTLET STRUCTURE
C. PIPE CULVERT FLARED END SECTION, SEE IDOT DETAIL 542301-03
D. GRAVEL TRENCH WITH UNDERDRAIN, SEE DETAIL C-903
E. 4" CONCRETE HEADWALL, SEE IDOT DETAIL 601101-02
F. SUMP PUMP DISCHARGE PIPING AND SPLASH PAD, SEE DETAIL C-952
G. CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATION AT FIELD TILE TIE IN LOCATION

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GRAND PRAIRIE WATER COMMISSION

Stantec

CMT Crawford, Murphy & Tilly

City of Joliet

ALTERNATIVE WATER SOURCE PROGRAM
AWSP-03-01 - INTERMEDIATE STANDPIPE 1 AND PUMP STATION
Joliet, Illinois

File Name: 40124_03_CG101	MZ	MZ	SR	2025.10.15
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

GRADING AND DRAINAGE PLAN

Project No.	Scale
173440124	1" = 50'
Revision	Sheet 17 of
	Drawing No. CG101

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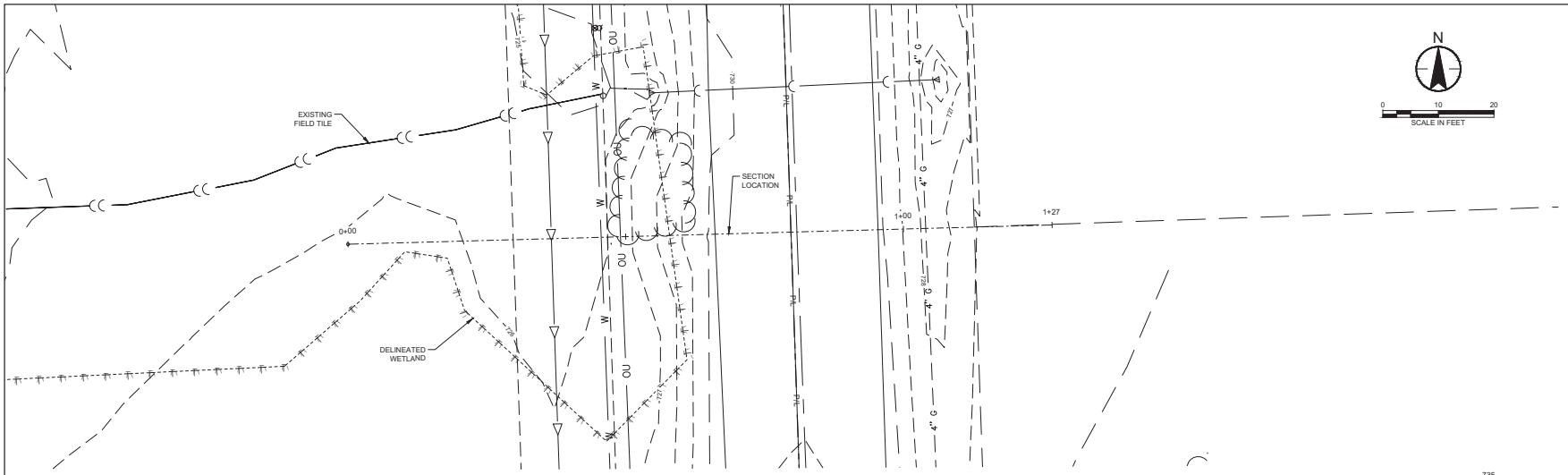

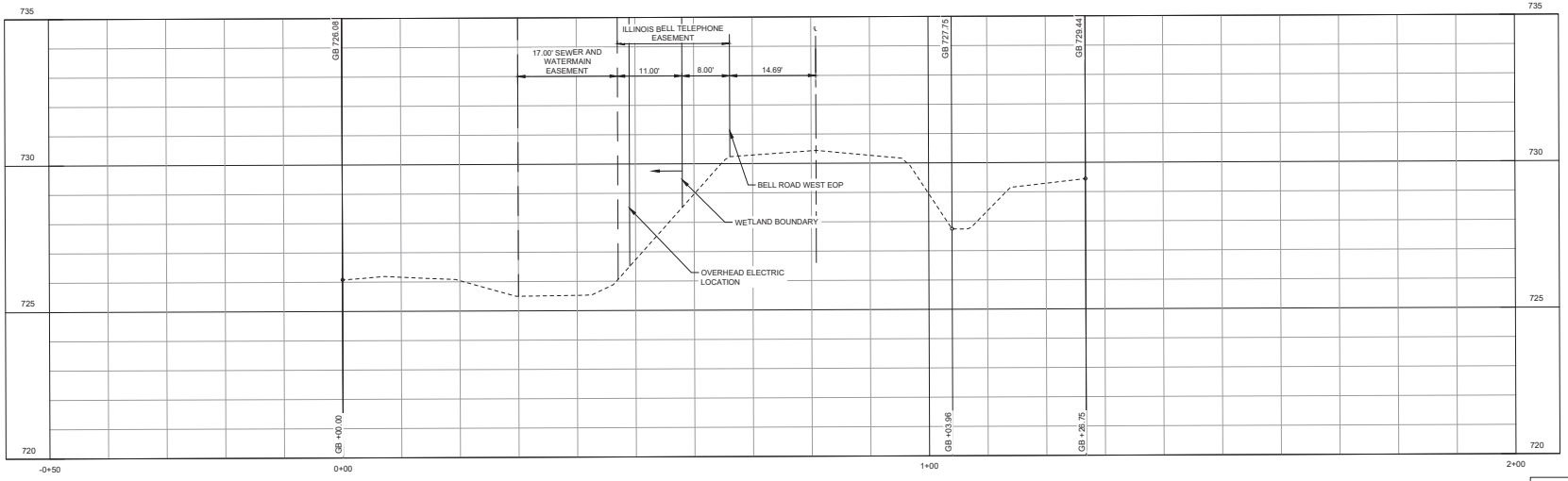

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City of Joliet

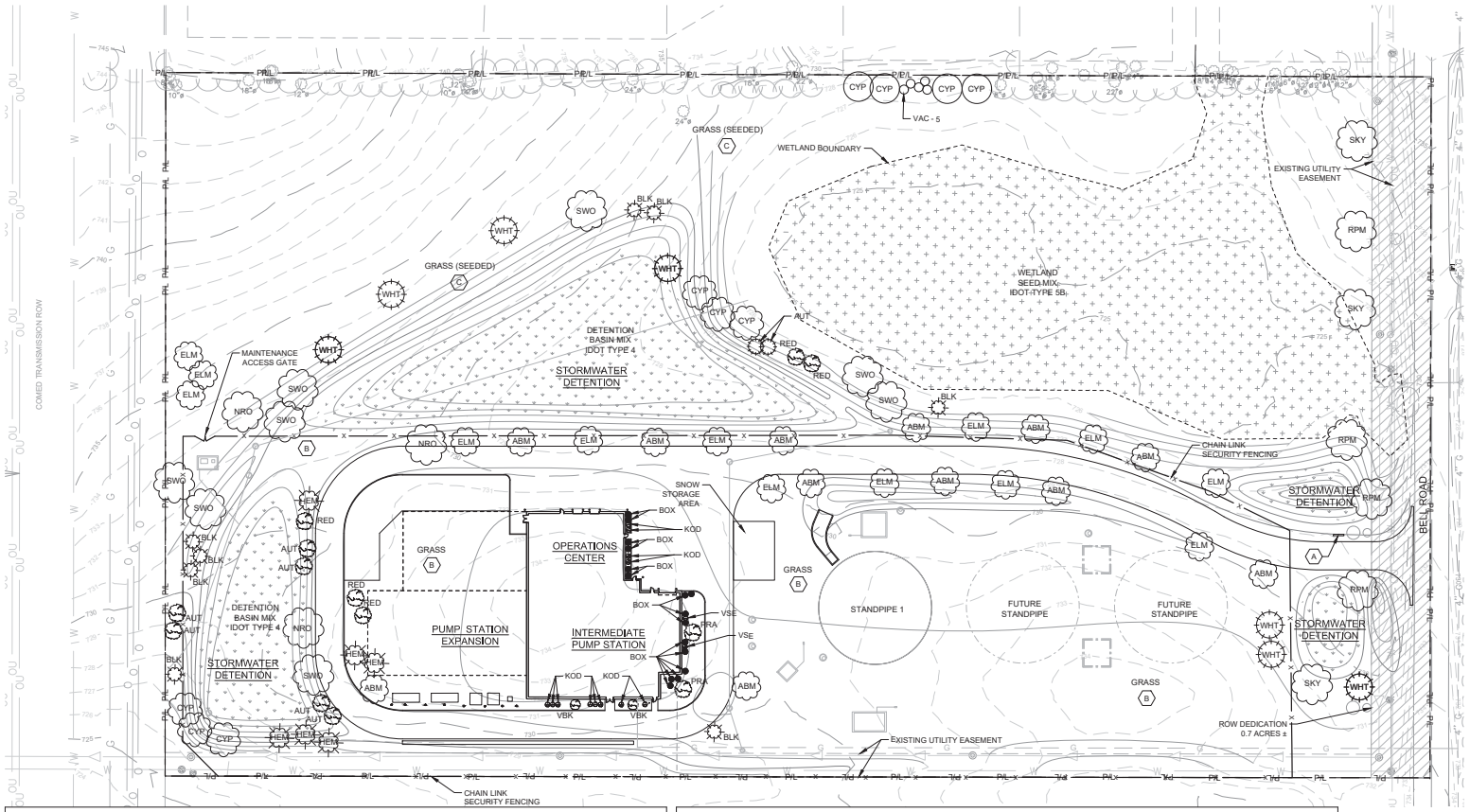
ALTERNATIVE WATER SOURCE PROGRAM
AWSP-03-01 - INTERMEDIATE STANDPIPE 1 AND PUMP STATION
Joliet, Illinois

File Name: 40124_03_C-BELL RD SECTION	XXX Dwn.	XXX Dsgn.	Chkd.	2025.07.15 YYYY.MM.DD

BELL RD SECTION EXHIBIT

Project No.	Scale
173440124	1" = 10'
Revision	Sheet of
	Drawing No. CX101

Attachment 10



GENERAL SHEET NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATIONS OF ALL EXISTING SITE UTILITIES AND YARD PIPING PRIOR TO COMMENCING LANDSCAPE WORK.
2. ALL PLANTS SHALL BE PLACED IN THE APPROXIMATE LOCATION SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF THERE IS A CONFLICT WITH PLANT LOCATIONS AND EXISTING FACILITIES INCLUDING UNDERGROUND UTILITIES AND PIPING AND THE LANDSCAPE ARCHITECT SHALL APPROVE THE RELOCATION OF PLANT MATERIALS. ALL TREES AND SHRUBS SHALL BE A MINIMUM OF 3-FEET HORIZONTAL SEPARATION FROM ALL UTILITIES.
3. NO SUBSTITUTIONS OF SPECIFIED PLANT MATERIALS SHALL BE ALLOWED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. WIRE BASKETS ON TREES/SHRUBS/PLANTS SHALL COVER NO MORE THAN THE BOTTOM $\frac{1}{3}$ OF THE ROOT BALL AND SHALL BE CUT BACK TO THAT LIMIT PRIOR TO PLANTING.
5. 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
6. ALL TREE WORK SHALL BE IN ACCORDANCE WITH ANSI A300 AND Z133 STANDARDS AND CURRENT BEST MANAGEMENT PRACTICES.
7. ALL TREES AND SHRUB AREAS SHALL BE MULCHED WITH 4" DEPTH OF 1 $\frac{1}{2}$" WASHED RIVER ROCK UNLESS OTHERWISE SHOWN ON CONTRACT DRAWINGS OR DIRECTED BY THE LANDSCAPE ARCHITECT.
8. ALL AREAS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE 2 WEEKS PRIOR TO PLANTING TREES, SHRUBS, AND GROUNDCOVER. SEE SPECIFICATIONS.
9. LANDSCAPE WEED BARRIER FABRIC (IF REQUIRED) SHALL BE INSTALLED IN ALL PLANTING BEDS PRIOR TO PLACEMENT OF SPECIFIED MULCH. THE CONTRACTOR SHALL SUBMIT SAMPLES AND SPECIFICATIONS OF THE WEED BARRIER FABRIC FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

SHEET KEYNOTES

A. MONUMENT SIGN
B. GRASS AREA TO RECEIVE IDOT TYPE 1 OR TYPE 1A LAWN MIXTURE
C. AREA TO RECEIVE IDOT TYPE 3 NORTHERN ILLINOIS SLOPE MIXTURE

LEGEND

- LARGE TREE
- EVERGREEN TREE
- SMALL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- WETLAND SEED MIX
- DETENTION BASIN SEED MIX

PLANT LIST

NAME - BOTANICAL/COMMON	SIZE & COND	TYPE	NATIVE - ADAPTED	KEY	QTY
ACER RUBRUM 'RED POINTE'/RED POINTE MAPLE	3" B&B	TREE	NATIVE	RPM	4
ACER X FREEMANII 'JEFFERSRED'/AUTUMN BLAZE MAPLE	2.5" B&B	TREE	NATIVE	ABM	12
GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'/SKYLINE HONEYLOCUST	3" B&B	TREE	NATIVE	SKY	3
QUERCUS BICOLOR/SWAMP WHITE OAK	2.5" B&B	TREE	NATIVE	SWO	8
QUERCUS RUBRA/NORTHERN RED OAK	2.5" B&B	TREE	NATIVE	NRO	3
TAXODIUM DISTICHUM/BALD CYPRESS	2.5" B&B	TREE	NATIVE	CYP	10
ULMUS, sp / FRONTIER ELM, or VANGUARD ELM	2.5" B&B	TREE	NON-NATIVE ADAPTED	ELM	13
AMELANCHIER X GRANDIFLORA/AUTUMN BRILLIANCE SERVICEBERRY	MT, 6' B&B	ORN. TREE	NATIVE	AUT	8
CERCIS CANADENSIS/EASTERN REDBUD	6' B&B	ORN. TREE	NATIVE	RED	5
MALUS 'PRAIRIFIRE'/PRAIRIFIRE CRABAPPLE	2.5" B&B	ORN. TREE	NON-NATIVE ADAPTED	PRA	2
DIERVILLA 'KODIAC ORANGE'	#4, 24"	SHRUB	NATIVE	KOD	12
BUXUS KOREANA 'GREEN GEM'/GREEN GEM BOXWOOD	#4, 24"	SHRUB	NON-NATIVE ADAPTED	BOX	16
VIBURNUM PLICATUM TOMENTOSUM 'STEADY EDDY'	#3, 24"	SHRUB	NATIVE	VSE	2
VIBURNUM PRUNIFOLIUM/BLACKHAWK VIB.	#4, 24"	SHRUB	NATIVE	VBK	2

PLANT LIST

NAME - BOTANICAL/COMMON	SIZE & COND	TYPE	NATIVE - ADAPTED	KEY	QTY
VIBURNUM TRILOBUM 'COMPACTUM' / COMPACT AMER. CRANBERRYBUSH	#4, 24"	SHRUB	NATIVE	VAC	5
PICEA GLAUCA DENSATA/BLACK HILLS SPRUCE	8' B&B	EVERGR TREE	NATIVE	BLK	8
PINUS STROBUS / EASTERN WHITE PINE	8' B&B	EVERGR TREE	NATIVE	WHT	7
TSUGA CANADENSIS/EASTERN HEMLOCK	2.5" B&B	EVERGR TREE	NATIVE	HEM	6

STATE OF ILLINOIS
GARY A. JACOBS
157-000169
REGISTERED LANDSCAPE ARCHITECT
expires: 08-30-25

N
0 50 100
SCALE IN FEET

GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

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GRAND PRAIRIE WATER COMMISSION
Stantec
CMT Crawford, Murphy & Tilly

City of Joliet
ALTERNATIVE WATER SOURCE PROGRAM
AWSP-03-01 - INTERMEDIATE STANDPIPE 1 AND PUMP STATION
Joliet, Illinois

File Name: 40124_03_LP101 | MH Dwn. | GJ Dsgn. | SR Chkd. | 2025.10.15 YYYY.MM.DD

LANDSCAPE PLANTING PLAN

Project No. 173440124 | Scale 1" = 50'
Revision | Sheet 20 of | Drawing No. **LP101**

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ORIGINAL SHEET - ARCH D

12550 Bell Road

Landscaping Operations & Maintenance Plan

1.0 - Turfgrass and Groundcover Areas:

1.1 – Watering

- For establishment of lawn seeds or sod, water must be applied on a frequent and regular basis. This can be done through rainfall or must be done by mechanical means (sprinklers). Weather variables would dictate how often, including natural rainfall, cloudy days, cool days, etc. On hot, windy days, where evaporation is rapid, it may be necessary at least two times a day. Season of planting is another variable. The best time for seeding is in the very late summer, to mid-autumn period, when sunlight/warmth isn't as intense and temperatures (evaporation) are cooler.

- After establishment (usually, though not always, after the first growing season) watering is generally only needed during drought times, or prolonged dry spells.

1.2 – Fertilizing

- Initially, or just prior to seeding/sodding, a soil test should be conducted in order to determine if the soil is viable for seeding/sodding. It's important to know if there is a presence of any residual herbicides in the soil. If herbicides are evident, the soil should NOT be used. Tests can also determine the level of phosphorous in the soil (helps with root development). If a starter fertilizer is necessary, the ratio of nutrients could be 10-10-10 (Nitrogen-Phosporous-Potassium).

- Routine fertilizing is generally recommended to keep a turfgrass, or other groundcover growing and performing well over time. Whether this is once a year or more is up to the property manager. After establishment and as necessary, use a pre-emergent fertilizer WITH a herbicide to curb the presence of crabgrass or other invading species. During the growing season, if crabgrass is seen, it should be removed by hand so it cannot form seed stems in late summer.

1.3 – Weeding

- Until a good stand of turfgrass is developed, only hand-pulling methods of controlling weeds should be used. After the grass appears to be well established, hand-pulling is still acceptable, but a weed herbicide is a more manageable method. This can be accomplished with spraying or broadcasting. Sprays can be applied selectively, which many prefer.

1.4 – Mowing

- Keeping turfgrass looking "lawn-like" requires periodic mowing. AFTER establishment of the stand of grass, and by mechanical means, this should be done routinely. It is important to always keep sharp to fairly sharp blade(s) on the mower. Blades which are dull will cause the tips of the blades of grass to turn brown. Frequency of mowing is also determined by weather. In hot dry spells, grass should NOT be mowed as often, or if wanting to "level-up" the look of the lawn, raise the blade up to the highest setting. Turfgrass looks its best, and does its best, when the blade setting is set to a higher setting. The length of the blade of grass also determines the depth that the roots will develop. So a higher turfgrass means a deeper root system and a healthier turf.

1.5 – Other Groundcovers

- This may not be applicable to the location for which this report has been developed. If there are areas of groundcovers (Vinca minor, etc.) they can also be controlled by mowing, trimming or cutting. This operation doesn't need to occur as often, and it's more of a "hands-on" process. It may only be necessary once a growing season. Weeding, and even fertilizing will benefit the stand of groundcover. It is especially important to keep the invasive weeds out of a groundcover planting. This is usually only accomplished by hand-pulling.

2.0 – Small Shrubs, Large Shrubs and Evergreen Shrubs

2.1 – Watering

- All shrubs must be fully and thoroughly watered-in at planting time according to the planting specifications. After planting, during the first season, shrubs should receive thorough supplemental watering if rainfall is not occurring. It is important for the root zone (that area within two feet of planting, and approximately one and one-half feet deep) to be fully wet (NOT soaked) about every two weeks. If leaves show stress (begin to curl, turn yellow or brown) the shrub is suffering from dehydration, and should be fully hydrated.

2.2 – Fertilizing

Generally, shrubs in containers or wrapped root balls have suitable nutrients within the soil when planted. They would only need supplemental fertilizing in following years after being established (healthy growth where planted). When the shrub is suspected of

lacking nutrients, or poor growth (poor leaf color, no flower production, etc.) consult with a local garden center or horticulturist for remediation.

2.3 – Weeding

- Areas surrounding the shrub/shrubs are planted within a mulch bed, which should be kept free of weeds. The mulch (approximately 3-4 inches deep) will discourage the growth of weeds, but when they do appear, hand-pulling is the best option, making sure to pull roots with the tops. Using a herbicide is possible but must be done with extreme care so as not to injure the shrub.

2.4 – Pruning and Trimming

- Most shrubs accept careful pruning or trimming. Shearing with electric shears is generally NOT recommended (shearing is a common practice, which induces primarily fast growth on the extreme exterior of the shrub, which causes the inner branches to be barren).

2.5 – Mulching

- All shrubs and shrub areas were designed to have washed river rock mulching with a depth of 3-4 inches.

3.0 – Trees, Shade Trees, Ornamental Trees and Evergreen Trees

3.1 – Watering

- Trees planted should have been fully, thoroughly watered-in at planting time (area of planting pit has been fully, completely watered). Supplemental watering in hot, dry spells should occur about once a week (fully and deeply watered). If rainfall should occur, it must constitute a thorough watering of the root zone as deep as the plant pit. If the tree or evergreen begins losing leaves (needles) it is likely lacking sufficient water. After the first growing season, it is likely that the tree has adapted. Only in times of unusual drought is supplemental watering necessary. The health of the tree, however, must always be monitored.

3.2 – Fertilizing

- The tree has received a starter fertilizer at planting time to aid primarily root development. No fertilizer is necessary until after the second growing season, and then only if the tree appears to have a deficiency (poor leaf development, yellowing of leaves, etc.). Unless the soil is deficient of nutrients necessary for tree growth, fertilizing isn't generally necessary for several years after planting. A fertilizer recommended for trees by a reputable arborist may be administered after about the first five years of growth.

3.3 – Weeding

- It is important to keep grass and weeds controlled and removed from the installed mulch circle surrounding the tree. Allowing grass to grow up to and against the tree trunk is a bad practice. Maintain the clean mulch circle, even as the tree (trunk) grows. Do not allow volunteers (trees or weeds) to invade the space of the mulch circle or to grow anywhere near the trees. Volunteer species (Mulberry, Honeysuckle, Buckthorn, Poplar, etc.) are rampant, and should be controlled.

3.4 – Pruning and Trimming

- Do not allow root suckers (sprouts of the tree near the trunk but from the ground) to grow. Clip them off, as well as any low sprouts on the tree trunk. Crossing branches should be removed. Trees should NEVER be topped! The shape/character of the tree should be allowed to develop naturally. For storm damage, consult an arborist or trained person.

3.5 - Mulching

- Maintain the mulch circle surrounding the tree. Enlarge it as the tree matures, by keeping the mulch circle (no grass or weeds) at least three feet out from the trunk. Keep the mulch material AT LEAST six inches away from the tree trunk! (do NOT pile the mulch material up against the trunk, as often seen). Use 1 ½" washed river rock to a depth of three to four inches. If the turf (grass) invades the mulch circle, remove the invading "sod" in order to keep the mulch circle looking good and doing its job.

General to all newly planted landscape items

Make sure that maintenance equipment is always in good condition, with sharpened blades, and safe to use.

The mowing equipment should not be used in close proximity to any planted items. A mower (or other piece of equipment) which accidentally hits a tree trunk will cause damage and shorten the life and health of the tree.

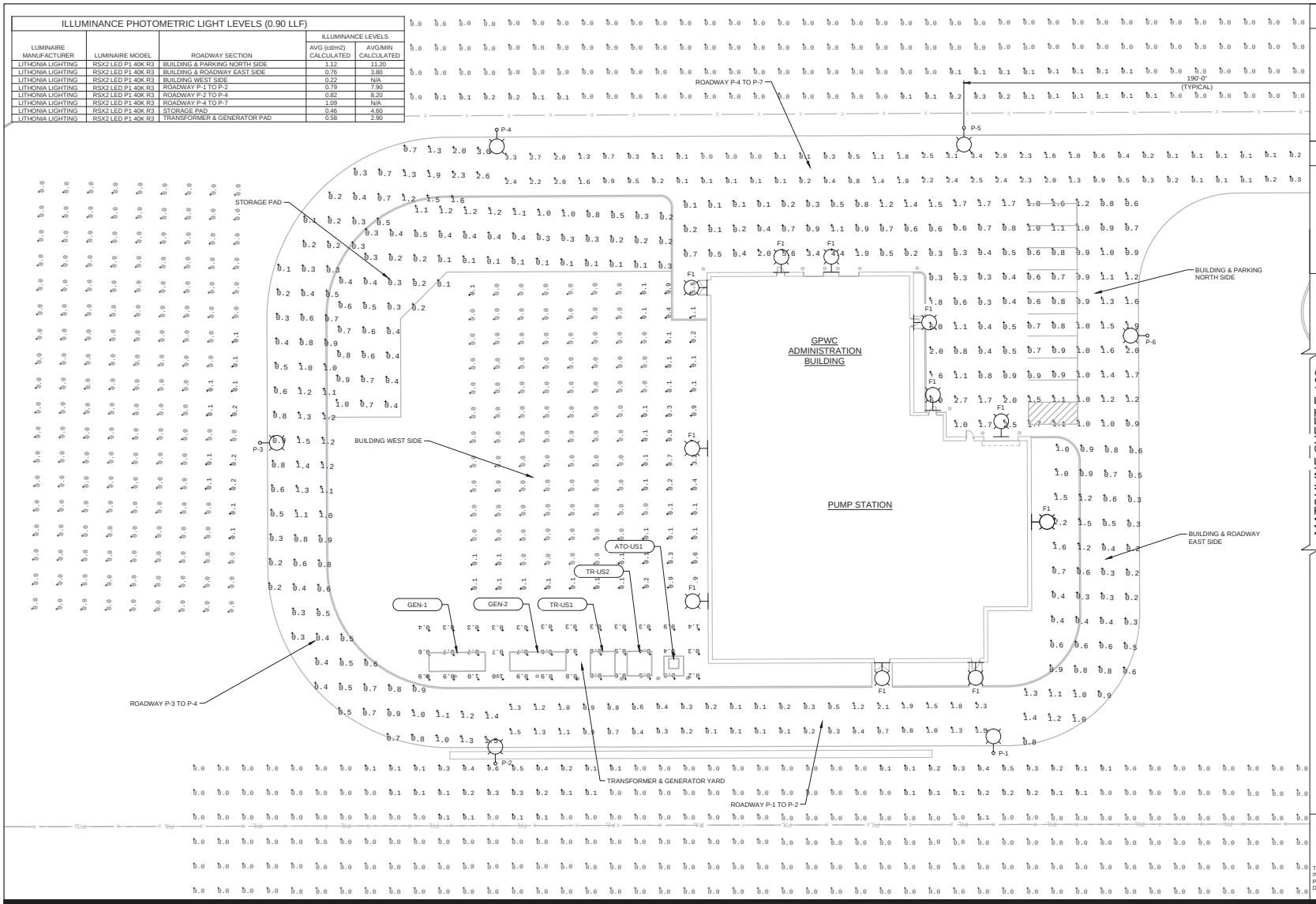
Proper pruning will insure a long life for the tree and insure that it continues to add beauty to the landscape.

Shrubs are more “forgiving” than trees. Shearing to shape shrubs into roundish forms will cause rapid growth of the outer few inches of the shrub, making it a dense “coat” of growth, which then limits sunlight from penetrating the inner branches. This causes what looks like “dead” branches on the inside. A way to avoid this, and have a well-leafed specimen, is to thin some of the branching on the exterior of the sheared shrub, so that light can penetrate the inner structure.

Trees, shrubs and all plants are living, breathing organisms. They require air, water and nutrients (much like us). Living landscapes provide beauty, emotional wellness, lower temperatures and oxygen.

Attachment 11

ILLUMINANCE PHOTOMETRIC LIGHT LEVELS (0.90 LLF)				
			ILLUMINANCE LEVELS	
LUMINAIRE MANUFACTURER	LUMINAIRE MODEL	ROADWAY SECTION	AVG (cd/m2) CALCULATED	AVG/MIN CALCULATED
LITHONIA LIGHTING	RSX2 LED P1 40K R3	BUILDING & PARKING NORTH SIDE	1.12	11.20
LITHONIA LIGHTING	RSX2 LED P1 40K R3	BUILDING & ROADWAY EAST SIDE	0.76	3.80
LITHONIA LIGHTING	RSX2 LED P1 40K R3	BUILDING WEST SIDE	0.22	N/A
LITHONIA LIGHTING	RSX2 LED P1 40K R3	ROADWAY P-1 TO P-2	0.79	7.90
LITHONIA LIGHTING	RSX2 LED P1 40K R3	ROADWAY P-2 TO P-4	0.82	8.20
LITHONIA LIGHTING	RSX2 LED P1 40K R3	ROADWAY P-4 TO P-7	1.09	N/A
LITHONIA LIGHTING	RSX2 LED P1 40K R3	STORAGE PAD	0.46	4.60
LITHONIA LIGHTING	RSX2 LED P1 40K R3	TRANSFORMER & GENERATOR PAD	0.58	2.90



GENERAL SHEET NOTES

1. CALCULATIONS WERE DONE WITH AGI32 SOFTWARE FOR LIGHTING DESIGN. REFER TO AGI32 CALCULATION SHEETS FOR LUMINAIRE INFORMATION AND FULL CALCULATION INFORMATION.
2. CALCULATIONS WERE DONE WITH A 0.9 (LLF) LIGHT LOSS FACTOR.
3. REFER TO LUMINAIRE DATASHEETS FOR COMPLETE LUMINAIRE INFORMATION.
4. ALL POLE MOUNTED LIGHTS SHALL HAVE A HOUSE SIDE SHIELD EXCEPT FOR LIGHT POLE P-6.

LEGEND

P-1 — LIGHT POLE, 30FT MOUNTING HEIGHT, 3FT MAST ARM, LED LUMINAIRE (4000K / 10,000 LUMENS / TYPE 3)
MANUFACTURER: LITHONIA LIGHTING
MODEL: RSX2 LED P1 40K R3

F1 — BUILDING MOUNTED LIGHT, 10FT OR 12FT MOUNTING HEIGHT, LED LUMINAIRE (4000K / 2,000 LUMENS)
MANUFACTURER: LITHONIA LIGHTING
MODEL: WEDGE1 LED P2 40K VF

N

0 20 40
SCALE IN FEET

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Revision	By	Appd	YYYY.MM.DD
Issued	By	Appd	YYYY.MM.DD

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GRAND PRAIRIE WATER COMMISSION

Stantec

CMT Crawford, Murphy & Tilly

City of Joliet

ALTERNATIVE WATER SOURCE PROGRAM
AWSP-03-01 - INTERMEDIATE STANDPIPE 1 AND PUMP STATION
Joliet, Illinois

File Name: 40124_03_PHOTOMETRIC CALCS	CPT Dwn.	CPT Dsgn.	Chkd.	2025.07.15 YYYY.MM.DD

SITE PLAN PHOTOMETRIC EXHIBIT - I

Project No.	Scale
173440124	1" = 20'
Revision	Sheet of
Drawing No.	E-101

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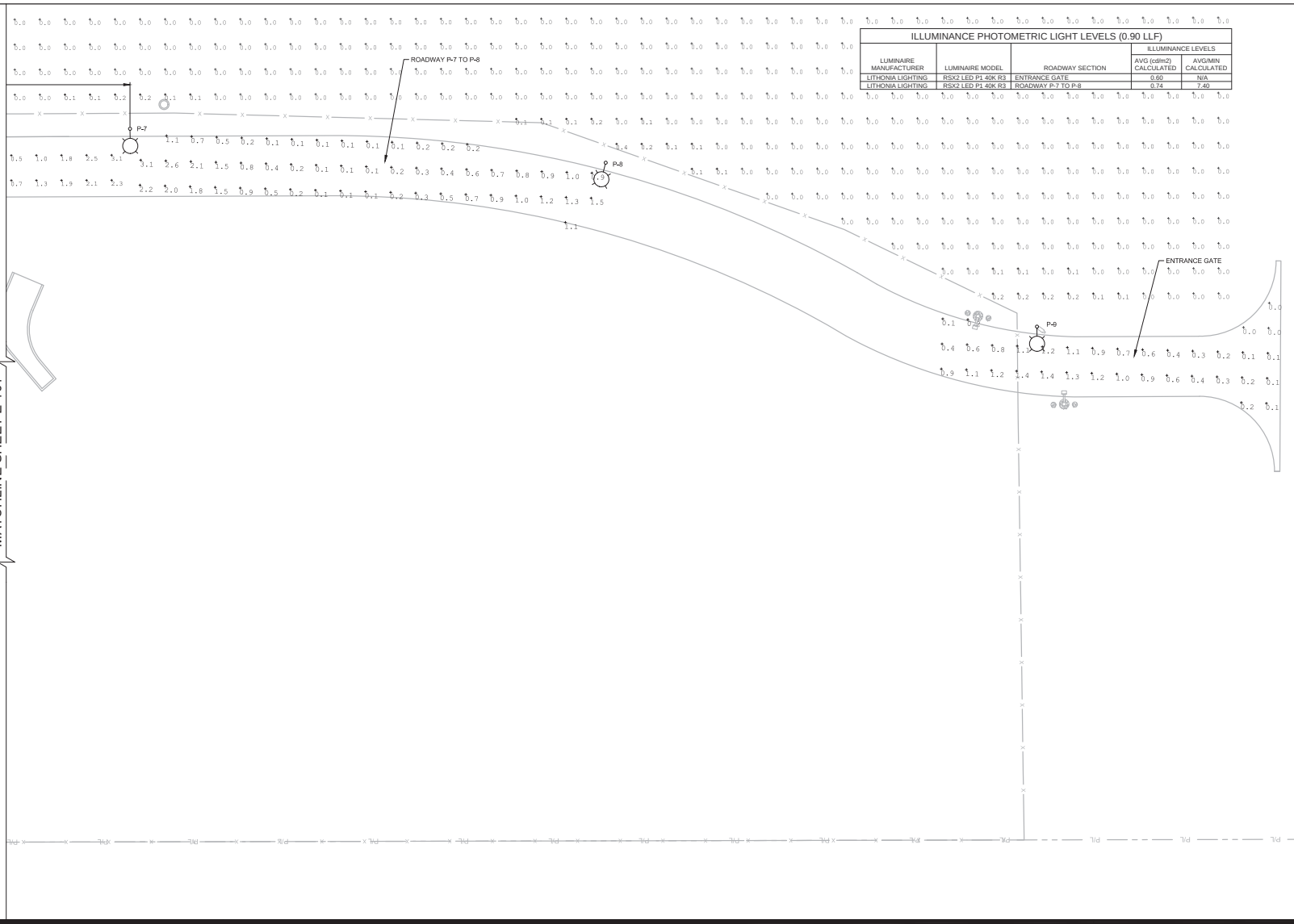
2025.07.15 07:54 AM
ORIGINAL SHEET - ANSI D



ILLUMINANCE PHOTOMETRIC LIGHT LEVELS (0.90 LLF)

LUMINAIRE MANUFACTURER	LUMINAIRE MODEL	ROADWAY SECTION	ILLUMINANCE LEVELS	
			AVG (cd/m2) CALCULATED	AVG/MIN CALCULATED
LITHONIA LIGHTING	RSX2 LED P1 40K R3	ENTRANCE GATE	0.60	N/A
LITHONIA LIGHTING	RSX2 LED P1 40K R3	ROADWAY P-7 TO P-8	0.74	7.40

GENERAL SHEET NOTES

1. CALCULATIONS WERE DONE WITH AGI32 SOFTWARE FOR LIGHTING DESIGN. REFER TO AGI32 CALCULATION SHEETS FOR LUMINAIRE INFORMATION AND FULL CALCULATION INFORMATION.
2. CALCULATIONS WERE DONE WITH A 0.9 (LLF) LIGHT LOSS FACTOR.
3. REFER TO LUMINAIRE DATASHEETS FOR COMPLETE LUMINAIRE INFORMATION.
4. ALL POLE MOUNTED LIGHTS SHALL HAVE A HOUSE SIDE SHIELD EXCEPT FOR LIGHT POLE P-6.

LEGEND

P-1 — LIGHT POLE, 30FT MOUNTING HEIGHT, 3FT MAST ARM, LED LUMINAIRE (4000K / 10,000 LUMENS / TYPE 3)
MANUFACTURER: LITHONIA LIGHTING
MODEL: RSX2 LED P1 40K R3

F1 — BUILDING MOUNTED LIGHT, 10FT OR 12FT MOUNTING HEIGHT, LED LUMINAIRE (4000K / 2,000 LUMENS)
MANUFACTURER: LITHONIA LIGHTING
MODEL: WEDGE1 LED P2 40K VF

N

0 20 40
SCALE IN FEET

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GRAND PRAIRIE WATER COMMISSION

Stantec

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City of Joliet

ALTERNATIVE WATER SOURCE PROGRAM
AWSP-03-01 - INTERMEDIATE STANDPIPE 1 AND PUMP STATION
Joliet, Illinois

File Name: 40124_03_PHOTOMETRIC CALCS	CPT	CPT	AB	2025.07.15
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

SITE PLAN PHOTOMETRIC EXHIBIT - II

Project No.	Scale
173440124	1" = 20'

Revision | Sheet of | Drawing No. **E-102**

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ORIGINAL SHEET - ANSI D



INTERMEDIATE STANDPIPE 1 AND PUMP STATION

SITE LIGHTING PHOTOMETRIC CALCULATIONS

12550 BELL ROAD, LEMONT, IL 60439

Prepared By: Casey Tobin with
Crawford, Murphy & Tilly (CMT)

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Job File: Site Photometric Calcs.AGI
Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.



Luminaire Definition(s)

Luminaire: WDGE1 LED P2 40K 80CRI VF

Description	WDGE1 LED P2 40K 80CRI VF
Attributes	
Filename	WDGE1 LED P2 40K 80CRI VF.ies
[MANUFAC]	Lithonia Lighting
[LUMCAT]	WDGE1 LED P2 40K 80CRI VF
Photometry	
Arrangement Luminaire Lumens	1979
Luminaire Lumens	1979
Luminaire Watts	15.0178
Arrangement Watts	15.0178
Luminaire Efficiency (%)	N.A.
S/P Ratio	1.00
Total Light Loss Factor	0.900
Photometry-Luminous Box	
Size (X, Y, Z)	0.27, 0.48, 0.01
Offset (X, Y, Z)	0, 0, 0
Photometric Center Offset (X, Y, Z)	0.371, 0, -0.175
Metrics	
Road Classification	Type II, Very Short, N.A. (deprecated)
Indoor Classification	Direct
LER	132
Upward Waste Light Ratio	0.00
Max UGR	35.3
BUG Rating	B1-U0-G0
Symbols	
Calculation Symbol	Wall Surface -- Rectangular 1
Insertion Point (Vertical, Horizontal)	Center, 180
Housing Color (R, G, B)	51, 51, 51
Luminous Color (R, G, B)	255, 255, 255
Drawing Symbol	Wall Surface -- Rectangular 1
Configuration	
Arrangement	Single
Arm Length	0
Offset	0

Luminaire: RSX2 LED P1 40K R3 HS

Description	RSX2 LED P1 40K R3 HS
Attributes	
Filename	RSX2 LED P1 40K R3 HS.ies
[MANUFAC]	Lithonia Lighting
[LUMCAT]	RSX2 LED P1 40K R3 HS

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Luminaire Definition(s) - Cont.

Photometry	
Arrangement Luminaire Lumens	7714
Luminaire Lumens	7714
Luminaire Watts	72.06
Arrangement Watts	72.06
Luminaire Efficiency (%)	N.A.
S/P Ratio	1.00
Total Light Loss Factor	0.900

Photometry-Luminous Box	
Size (X, Y, Z)	1, 1, 0.01
Offset (X, Y, Z)	0, 0, 0
Photometric Center Offset (X, Y, Z)	0.5, 0, 0

Metrics	
Road Classification	Type III, Short, N.A. (deprecated)
Indoor Classification	Direct
LER	107
Upward Waste Light Ratio	0.00
Max UGR	38.3
BUG Rating	B1-U0-G2

Symbols	
Calculation Symbol	Pole Arm -- Rectangular 1
Insertion Point (Vertical, Horizontal)	Bottom, 180
Housing Color (R, G, B)	51, 51, 51
Luminous Color (R, G, B)	255, 255, 255
Drawing Symbol	Pole Arm -- Rectangular 1

Configuration	
Arrangement	Single
Arm Length	0
Offset	0
Pole Mounted	

Luminaire: RSX2 LED P1 40K R3

Description	RSX2 LED P1 40K R3

Attributes	
Filename	RSX2 LED P1 40K R3.ies
[MANUFAC]	Lithonia Lighting
[LUMCAT]	RSX2 LED P1 40K R3

Photometry	
Arrangement Luminaire Lumens	10991
Luminaire Lumens	10991
Luminaire Watts	72.06
Arrangement Watts	72.06
Luminaire Efficiency (%)	N.A.
S/P Ratio	1.00
Total Light Loss Factor	0.900

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Luminaire Definition(s) - Cont.

Photometry-Luminous Box	
Size (X, Y, Z)	0.89, 0.88, 0.01
Offset (X, Y, Z)	0, 0, 0
Photometric Center Offset (X, Y, Z)	0.445, 0, 0
Metrics	
Road Classification	Type III, Short, N.A. (deprecated)
Indoor Classification	Direct
LER	153
Upward Waste Light Ratio	0.00
Max UGR	39.3
BUG Rating	B2-U0-G2
Symbols	
Calculation Symbol	Pole Arm -- Rectangular 1
Insertion Point (Vertical, Horizontal)	Bottom, 180
Housing Color (R, G, B)	51, 51, 51
Luminous Color (R, G, B)	255, 255, 255
Drawing Symbol	Pole Arm -- Rectangular 1
Configuration	
Arrangement	Single
Arm Length	3
Offset	0
Pole Mounted	

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Calculation Summary

Building & Roadway East Side
Project: AWSP-03-01
Polygon
Coordinates in Feet

Point Spacing L-R	10
Point Spacing T-B	10
Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal

Illuminance (Fc)	
Average	0.76
Maximum	2.2
Minimum	0.2
Avg/Min	3.80
Max/Min	11.00

Building North Side & Parking
Project: AWSP-03-01
Polygon
Coordinates in Feet

Point Spacing L-R	10
Point Spacing T-B	10
Grid Orient	1.861
Grid Tilt	0
Meter Type	Horizontal

Illuminance (Fc)	
Average	1.12
Maximum	6.0
Minimum	0.1
Avg/Min	11.20
Max/Min	60.00

Building West Side
Project: AWSP-03-01
Polygon
Coordinates in Feet

Point Spacing L-R	10
Point Spacing T-B	10
Grid Orient	272.11
Grid Tilt	180
Meter Type	Horizontal

Illuminance (Fc)	
Average	0.22
Maximum	5.5

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Calculation Summary – Cont.

Minimum	0.0
Avg/Min	N.A.
Max/Min	N.A.

Entrance Gate
Project: AWSP-03-01
Polygon
Coordinates in Feet

Point Spacing L-R	10
Point Spacing T-B	10
Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal

Illuminance (Fc)	
Average	0.60
Maximum	1.4
Minimum	0.0
Avg/Min	N.A.
Max/Min	N.A.

Property Line North
Project: AWSP-03-01
Polygon
Coordinates in Feet

Point Spacing L-R	10
Point Spacing T-B	10
Grid Orient	1.725
Grid Tilt	0
Meter Type	Horizontal

Illuminance (Fc)	
Average	0.01
Maximum	0.4
Minimum	0.0
Avg/Min	N.A.
Max/Min	N.A.

Property Line South
Project: AWSP-03-01
Polygon
Coordinates in Feet

Point Spacing L-R	10
Point Spacing T-B	10
Grid Orient	1.628
Grid Tilt	0

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Calculation Summary – Cont.

Meter Type	Horizontal
Illuminance (Fc)	
Average	0.03
Maximum	0.6
Minimum	0.0
Avg/Min	N.A.
Max/Min	N.A.

Property Line West

Project: AWSP-03-01
Polygon
Coordinates in Feet

Point Spacing L-R	10
Point Spacing T-B	10
Grid Orient	270.729
Grid Tilt	180
Meter Type	Horizontal
Illuminance (Fc)	
Average	0.01
Maximum	0.2
Minimum	0.0
Avg/Min	N.A.
Max/Min	N.A.

Roadway P-1 to P-2

Project: AWSP-03-01
Polygon
Coordinates in Feet

Point Spacing L-R	10
Point Spacing T-B	10
Grid Orient	1.838
Grid Tilt	0
Meter Type	Horizontal
Illuminance (Fc)	
Average	0.79
Maximum	2.3
Minimum	0.1
Avg/Min	7.90
Max/Min	23.00

Roadway P-2 to P-4

Project: AWSP-03-01
Polygon
Coordinates in Feet

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Calculation Summary – Cont.

Point Spacing L-R	10
Point Spacing T-B	10
Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal
Illuminance (Fc)	
Average	0.82
Maximum	3.0
Minimum	0.1
Avg/Min	8.20
Max/Min	30.00

Roadway P-4 to P-7

Project: AWSP-03-01
Polygon
Coordinates in Feet

Point Spacing L-R	10
Point Spacing T-B	10
Grid Orient	1.774
Grid Tilt	180
Meter Type	Horizontal
Illuminance (Fc)	
Average	1.09
Maximum	3.4
Minimum	0.0
Avg/Min	N.A.
Max/Min	N.A.

Roadway P-7 to P-8

Project: AWSP-03-01
Polygon
Coordinates in Feet

Point Spacing L-R	10
Point Spacing T-B	10
Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal
Illuminance (Fc)	
Average	0.74
Maximum	3.1
Minimum	0.1
Avg/Min	7.40
Max/Min	31.00

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Calculation Summary – Cont.

Storage Pad
Project: AWSP-03-01
Polygon
Coordinates in Feet

Point Spacing L-R	10
Point Spacing T-B	10
Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal

Illuminance (Fc)	
Average	0.46
Maximum	1.2
Minimum	0.1
Avg/Min	4.60
Max/Min	12.00

Transformer & Generator Yard
Project: AWSP-03-01
Polygon
Coordinates in Feet

Point Spacing L-R	10
Point Spacing T-B	10
Grid Orient	1.856
Grid Tilt	180
Meter Type	Horizontal

Illuminance (Fc)	
Average	0.58
Maximum	1.4
Minimum	0.2
Avg/Min	2.90
Max/Min	7.00

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RSX2 LED
Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

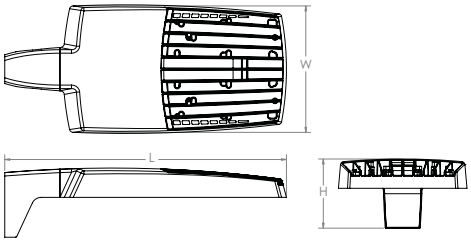
EPA (ft²@0°): 0.69 ft² (0.06 m²)

Length: 29.3" (74.4 cm) (SPA mount)

Width: 13.4" (34.0 cm)

Height: 3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm

Weight: (SPA mount) 30.0 lbs (13.6 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) [2]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) [3]	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) [4]	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	(use specific voltage for options as noted)	IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6]
	P5		R4S Type 4 Short	120 [3] 277 [5]	WBA Wall bracket [1]
	P6		R5 Type 5 Wide [1]	208 [3] 347 [5]	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short [1]	240 [3] 480 [5]	AASP Adjustable tilt arm square pole mounting [6]
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting [6]
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket [6]
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box [6]

Options

Shipped Installed

HS	House-side shield [7]
PE	Photocontrol, button style [8,9]
PER7	Seven-wire twist-lock receptacle only (no controls) [9, 10, 11]
SF	Single fuse (120, 277, 347) [5]
DF	Double fuse (208, 240, 480) [5]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output [9]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [9]
DS	Dual switching [9,12]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2 PIRHN	nLight AIR generation 2 ,with Networked, Bi-Level motion/ambient sensor [9, 13, 14, 15]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
CCE	Coastal Construction [16]

*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)

EGS	External glare shield [7]
EGFV	External glare full visor (360° around light aperture) [7]
BS	Bird spikes [17]

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

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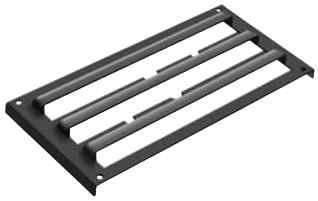
Ordering Information

Accessories
Ordered and shipped separately.

RSX2HS	RSX2 House side shield (includes 2 shields)
RSX2EGS (FINISH) U	External glare shield (specify finish)
RSX2HSAFRR (FINISH) U	RSX2 House side shields for AFR rotated optics (includes 2 shields)
RSX2EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) U DLL127F 1.5 JU	RSX Surface conduit box (specify finish, for use with WBA, WBA not included) Photocell -SSL twist-lock (120-277V) [18]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [18]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [18]
DSHORT SBK U	Shorting cap [18]

NOTES
1. Any Type 5 distribution, is not available with WBA.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4. XVOLT driver not available with P1. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
5. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6. Maximum tilt is 90° above horizontal.
7. It may be ordered as an accessory.
8. Requires MVOLT or 347V.
9. Two or more of the following options cannot be combined including PE, DMG, PER7, FAO, DS and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
10. Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11. For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12. DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P5 and P6.
13. Must be ordered with PIRHN.
14. Requires MVOLT or HVOLT.
15. Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
16. CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
17. Must be ordered with fixture for factory pre-drilling.
18. Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

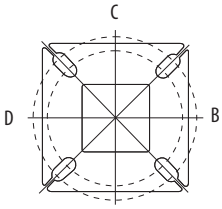


External 360 Full Visor

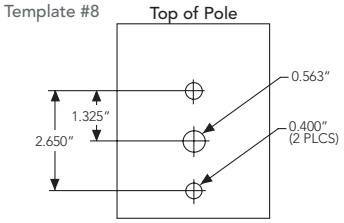
Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

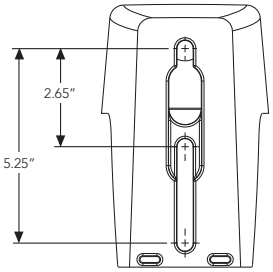
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	**Drill Nomenclature**	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX2 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	**Tilt**									
SPA - Square Pole Adaptor	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
RPA - Round Pole Adaptor		0.74	1.27	1.37	1.9	1.71	2.49	1.42	2.16	2.84
MA - Mast Arm Adaptor		0.61	1.14	1.11	1.64	1.45	2.23	1.29	1.9	2.58
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
	10°	0.53	1.06	1.05	1.58	1.37	2.08	1.06	1.59	2.12
	20°	0.52	1.02	1.03	1.52	1.33	2.02	1.03	1.55	2.07
	30°	0.64	1.11	1.18	1.63	1.45	2.21	1.27	1.91	2.54
	40°	0.81	1.21	1.35	1.74	1.65	2.39	1.62	2.43	3.23
	45°	0.91	1.25	1.5	1.81	1.75	2.48	1.82	2.73	3.64
	50°	1.34	1.83	2.17	2.61	2.56	3.62	2.68	4.02	5.36
	60°	2.2	2.97	3.57	4.24	4.17	5.89	4.41	6.61	8.82
	70°	2.86	4.13	4.7	5.89	5.71	8.21	5.71	8.57	11.42
	80°	3.4	5.13	5.67	7.34	7.09	10.21	6.79	10.19	13.59
	90°	3.85	5.96	6.55	8.58	8.31	11.88	7.70	11.56	15.41

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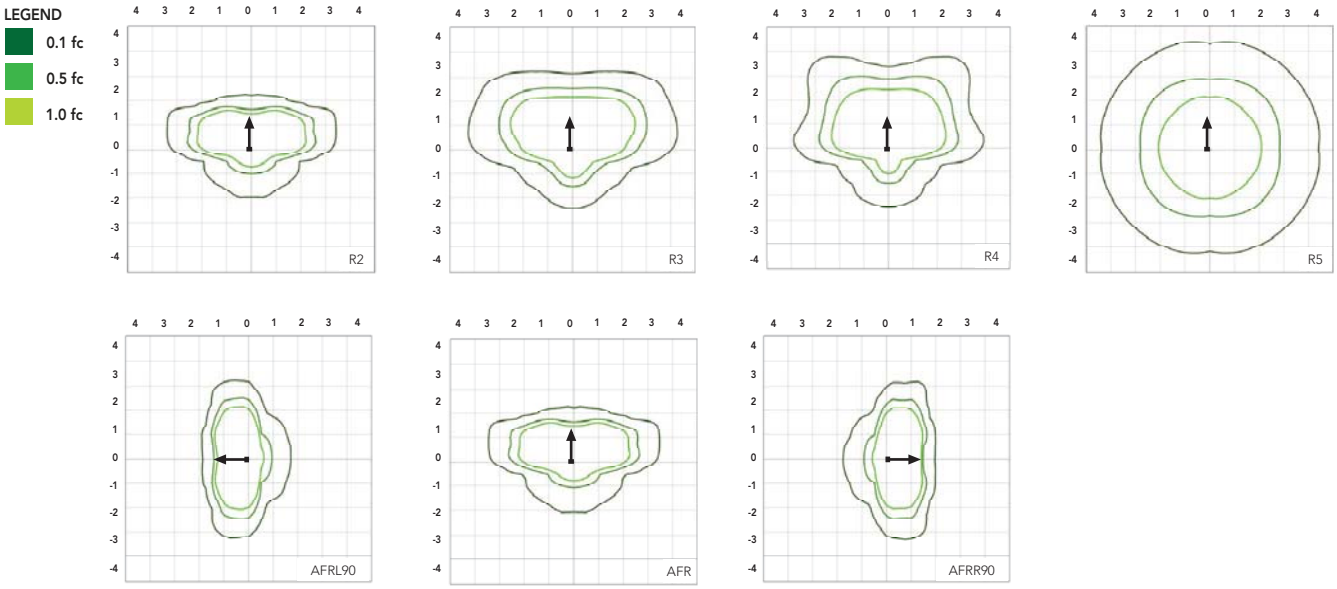
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38
P5	210W	1.75	1.01	0.87	0.76	0.60	0.44
P6	244W	2.03	1.17	1.01	0.88	0.70	0.51

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	71W	R2	10,040	2	0	1	139	11,031	2	0	1	153	11,031	2	0	1	153
		R3	10,005	2	0	2	141	10,992	2	0	2	155	10,992	2	0	2	155
		R3S	10,271	2	0	2	143	11,285	2	0	2	157	11,285	2	0	2	157
		R4	10,136	2	0	2	143	11,136	2	0	2	157	11,136	2	0	2	157
		R4S	9,779	2	0	2	138	10,744	2	0	2	151	10,744	2	0	2	151
		R5	10,271	4	0	2	145	11,285	4	0	2	159	11,285	4	0	2	159
		R5S	10,544	3	0	1	149	11,585	3	0	2	163	11,585	3	0	2	163
		AFR	10,026	2	0	1	141	11,016	2	0	1	155	11,016	2	0	1	155
		AFRR90	10,122	3	0	2	140	11,121	3	0	2	154	11,121	3	0	2	154
		AFRL90	10,164	3	0	2	141	11,167	3	0	2	155	11,167	3	0	2	155
P2	111W	R2	15,712	2	0	2	138	17,263	2	0	2	151	17,263	2	0	2	151
		R3	15,657	2	0	3	141	17,202	3	0	3	155	17,202	3	0	3	155
		R3S	16,075	2	0	2	141	17,661	2	0	2	155	17,661	2	0	2	155
		R4	15,862	2	0	3	143	17,427	2	0	3	157	17,427	2	0	3	157
		R4S	15,304	2	0	2	138	16,815	2	0	2	151	16,815	2	0	2	151
		R5	16,075	4	0	2	145	17,661	5	0	3	159	17,661	5	0	3	159
		R5S	16,502	4	0	2	149	18,130	4	0	2	163	18,130	4	0	2	163
		AFR	15,691	2	0	2	141	17,240	2	0	2	155	17,240	2	0	2	155
		AFRR90	15,841	3	0	3	139	17,404	4	0	3	153	17,404	4	0	3	153
		AFRL90	15,907	3	0	3	139	17,477	4	0	3	153	17,477	4	0	3	153
P3	147W	R2	19,855	3	0	2	132	21,814	3	0	2	145	21,814	3	0	2	145
		R3	19,785	3	0	3	135	21,737	3	0	4	148	21,737	3	0	4	148
		R3S	20,312	3	0	3	135	22,317	3	0	3	149	22,317	3	0	3	149
		R4	20,044	3	0	3	136	22,022	3	0	4	150	22,022	3	0	4	150
		R4S	19,339	3	0	3	132	21,247	3	0	3	145	21,247	3	0	3	145
		R5	20,313	5	0	3	138	22,317	5	0	3	152	22,317	5	0	3	152
		R5S	20,852	4	0	2	142	22,910	4	0	2	156	22,910	4	0	2	156
		AFR	19,828	3	0	2	135	21,785	3	0	2	148	21,785	3	0	2	148
		AFRR90	20,017	4	0	3	133	21,992	4	0	3	147	21,992	4	0	3	147
		AFRL90	20,101	4	0	3	134	22,084	4	0	3	147	22,084	4	0	3	147
P4	187W	R2	22,836	3	0	2	120	25,090	3	0	2	132	25,090	3	0	2	132
		R3	22,756	3	0	4	122	25,002	3	0	4	134	25,002	3	0	4	134
		R3S	23,363	3	0	3	123	25,668	3	0	3	135	25,668	3	0	3	135
		R4	23,054	3	0	4	123	25,329	3	0	4	135	25,329	3	0	4	135
		R4S	22,243	3	0	3	119	25,059	3	0	3	134	25,059	3	0	3	134
		R5	23,363	5	0	3	125	25,669	5	0	4	137	25,669	5	0	4	137
		R5S	23,983	4	0	2	128	26,350	4	0	2	141	26,350	4	0	2	141
		AFR	22,806	3	0	2	122	25,056	3	0	2	134	25,056	3	0	2	134
		AFRR90	23,023	4	0	3	121	25,295	4	0	3	133	25,295	4	0	3	133
		AFRL90	23,120	4	0	3	122	25,401	4	0	3	134	25,401	4	0	3	134
P5	210W	R2	26,141	3	0	2	122	28,721	3	0	2	135	28,721	3	0	2	135
		R3	26,049	3	0	4	124	28,620	3	0	4	136	28,620	3	0	4	136
		R3S	26,744	3	0	3	125	29,383	3	0	4	138	29,383	3	0	4	138
		R4	26,390	3	0	4	126	28,994	3	0	4	138	28,994	3	0	4	138
		R4S	25,462	3	0	3	121	27,974	3	0	3	133	27,974	3	0	3	133
		R5	26,744	5	0	4	127	29,383	5	0	4	140	29,383	5	0	4	140
		R5S	27,454	4	0	2	131	30,163	4	0	2	144	30,163	4	0	2	144
		AFR	26,106	3	0	2	124	28,682	3	0	2	137	28,682	3	0	2	137
		AFRR90	26,354	4	0	3	123	28,955	5	0	3	136	28,955	5	0	3	136
		AFRL90	26,465	4	0	3	124	29,077	5	0	3	136	29,077	5	0	3	136
P6	244W	R2	27,646	3	0	2	112	30,374	3	0	2	123	30,374	3	0	2	123
		R3	27,549	3	0	4	113	30,267	3	0	4	124	30,267	3	0	4	124
		R3S	28,283	3	0	3	115	31,075	3	0	4	126	31,075	3	0	4	126
		R4	27,909	3	0	4	114	30,663	3	0	4	126	30,663	3	0	4	126
		R4S	26,928	3	0	3	110	29,585	3	0	3	121	29,585	3	0	3	121
		R5	28,284	5	0	4	116	31,075	5	0	4	127	31,075	5	0	4	127
		R5S	29,035	4	0	2	119	31,900	5	0	3	131	31,900	5	0	3	131
		AFR	27,608	3	0	2	112	30,332	3	0	2	123	30,332	3	0	2	123
		AFRR90	27,872	4	0	3	113	30,622	5	0	3	124	30,622	5	0	3	124
		AFRL90	27,989	4	0	3	113	30,751	5	0	3	125	30,751	5	0	3	125

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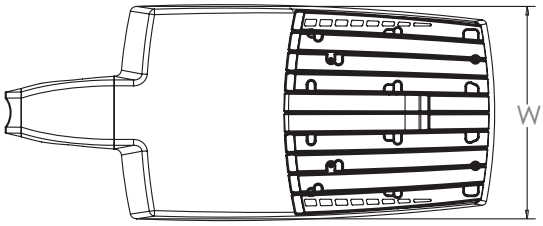
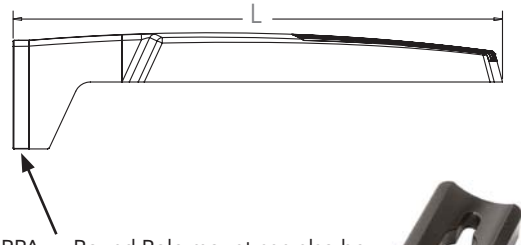
Dimensions & Weights

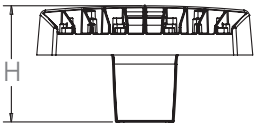
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	30 lbs
RPA	32 lbs
MA	30 lbs
WBA	33 lbs
WBASC	36 lbs
IS	33 lbs
AASP	33 lbs
AARP	35 lbs
AAWB	36 lbs
AAWSC	39 lbs

RSX2 with Round Pole Adapter (RPA)





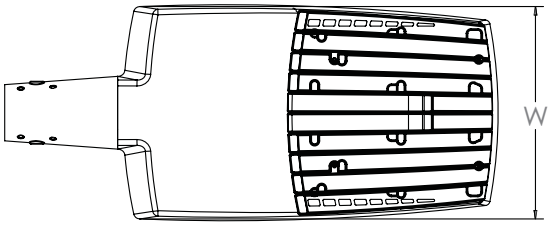


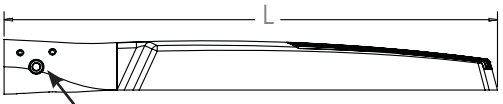
Length: 30.3" (77.0 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.3 cm) Arm

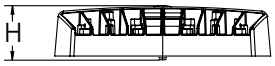
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX2 with Mast Arm Adapter (MA)

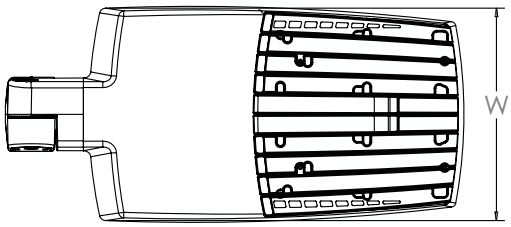


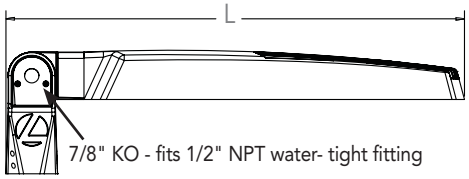


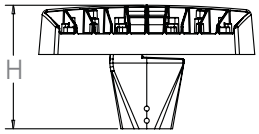


Length: 30.6" (77.7 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

RSX2 with Adjustable Slipfitter (IS)







Length: 28.3" (71.9 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

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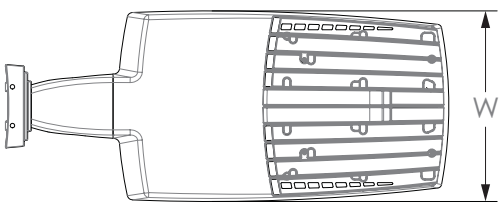
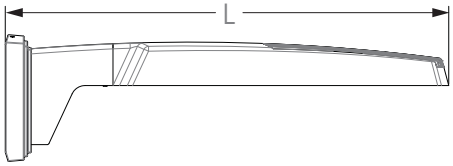
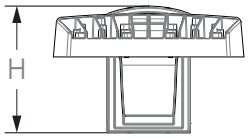
Dimensions

RSX2 with Wall Bracket (WBA)

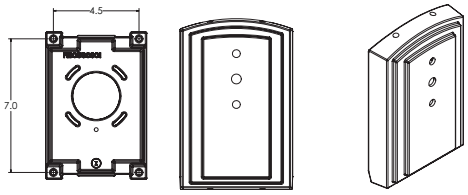




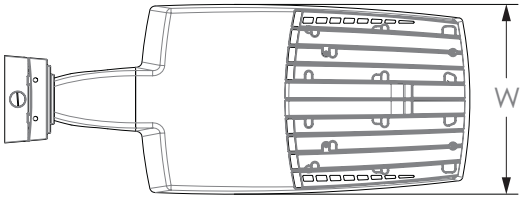


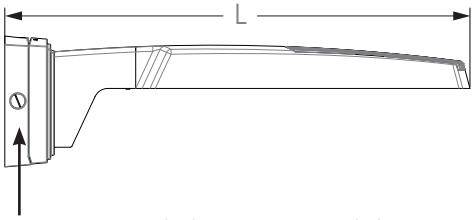
Length: 31.2" (79.2 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

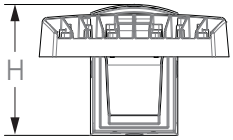


RSX2 with Wall Bracket with Surface Conduit Box (WBASC)



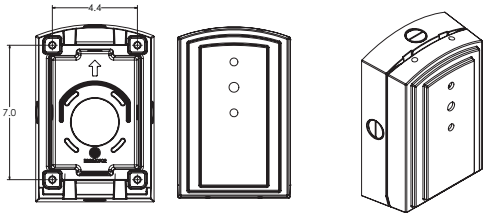


3/4" NPT taps with plugs - Qty (4) provided



Length: 32.8" (83.3 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



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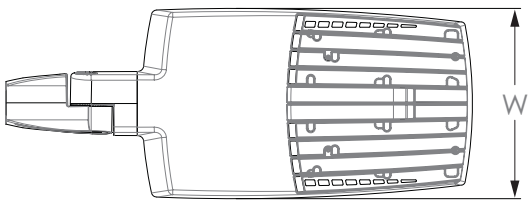
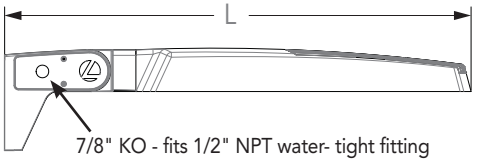
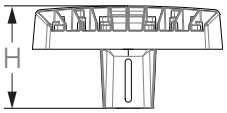
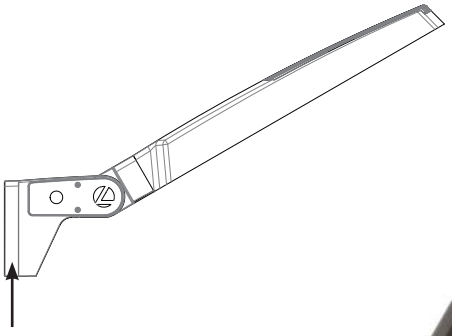
Dimensions

RSX2 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)









Length: 32.8" (83.3 cm) **AASP**
33.8" (85.9 cm) **AARP**
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

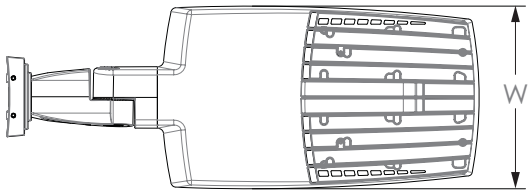


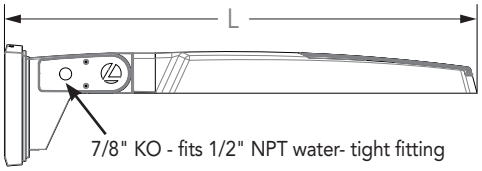
Notes

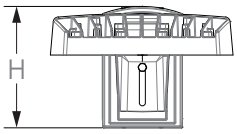
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

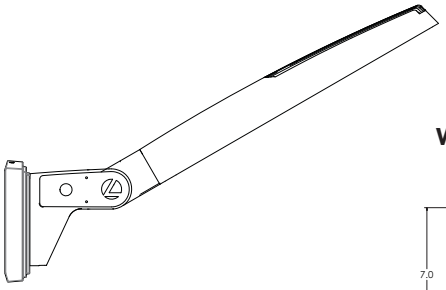
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX2 with Adjustable Tilt Arm with Wall Bracket (AAWB)



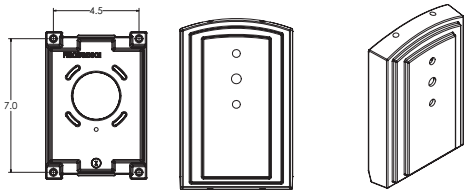






Length: 34.7" (88.0 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



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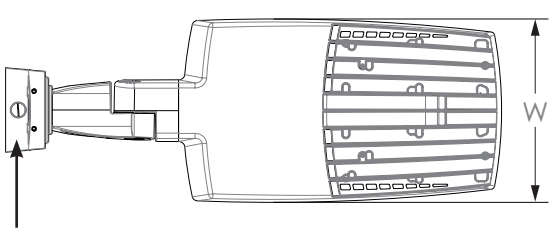
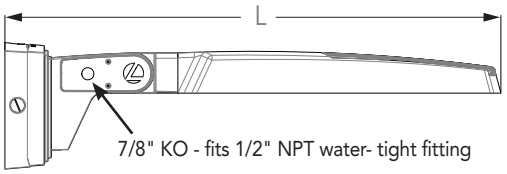
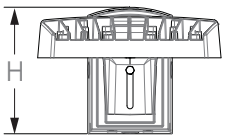
Dimensions

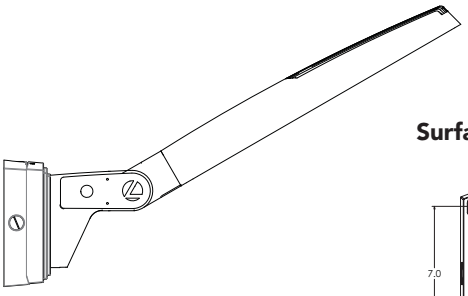
RSX2 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



3/4" NPT taps
with plugs - Qty (4)
provided

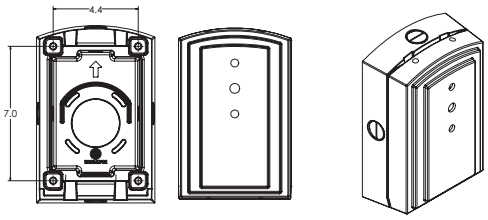




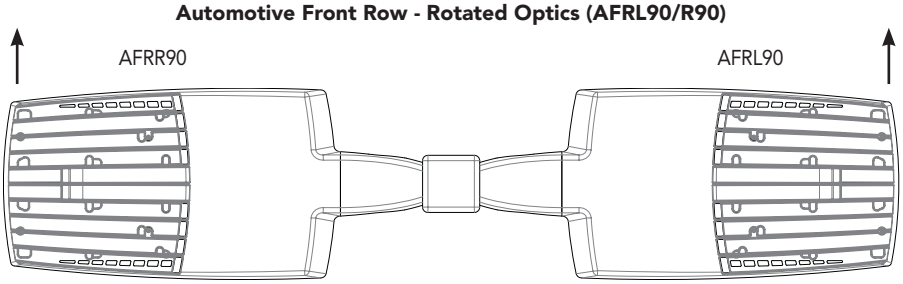


Length: 36.2" (91.9 cm)
Width: 13.4" (40.0 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



Automotive Front Row - Rotated Optics (AFRL90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

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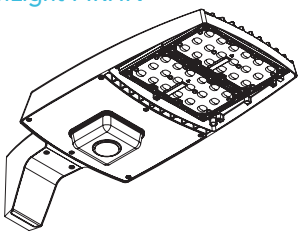
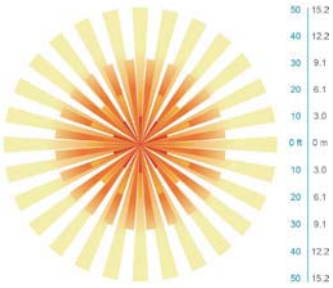
nLight Control - Sensor Coverage and Settings

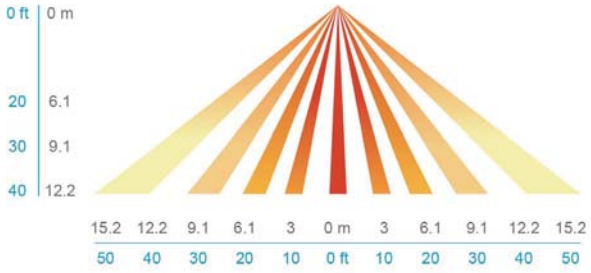
NLTAIR2 PIRHN nLight Sensor Coverage Pattern

nLight PIRHN





Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX2 delivers 11,000 to 31,000 lumens and is ideal for replacing 250W to 1000W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION AND DESIGN
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. Vibration rated per ANSI C136.31: 3G Mountings: Include SPA, RPA, MA, IS, AASP, AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row) and AFR rotated AFRR90 and ARFL90.

COASTAL CONSTRUCTION (CCE)
Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times apply.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. US Patent No. D882, 146S

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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WDGE1 LED

Architectural Wall Sconce

Catalog Number

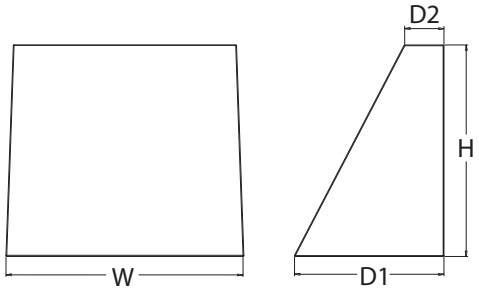
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	**Shipped included**
	P1	30K 3000K	90CRI	VW Visual comfort wide	347[2]	SRM Surface mounting bracket
	P2	35K 3500K				ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3]
		40K 4000K				**Shipped separately**
		50K[1] 5000K				AWS 3/8inch Architectural wall spacer[4]
						PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.[4]

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[5]
PE	Photocell, Button Type[6]
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE	Dual Switching (1 Driver, 2 Light Engines)
CCE	Coastal Construction[4]

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

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Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

1 50K not available in 90CRI.
2 347V not available with E4WH, DS, DSLE or PE.
3 Not qualified for DLC. Not available with E4WH.
4 For PBBW and AWS with CCE option, require an RFA.
5 E4WH not available with PE or DS.
6 PE not available with DS.
7 DS is not available with P0.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	VF	693	99	0	0	0	718	103	0	0	0	739	106	0	0	0	759	108	0	0	0	764	109	0	0	0
		VW	694	99	0	0	0	720	103	0	0	0	740	106	0	0	0	760	109	0	0	0	766	109	0	0	0
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P0	7W	0.060	0.035	0.030	0.026	--
	9W	--	--	--	--	0.026
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

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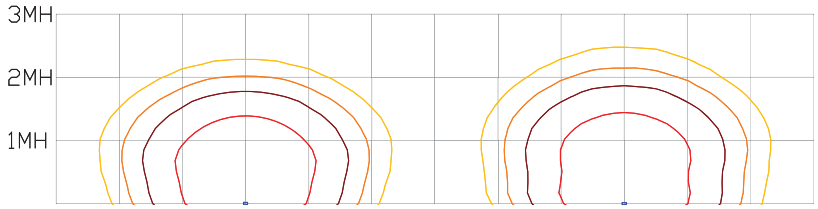
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

Emergency Egress Options

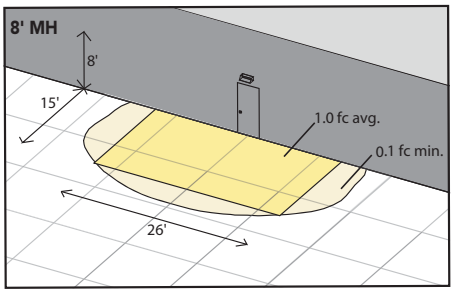
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

Grid = 10ft x 10ft

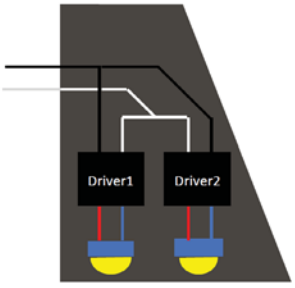


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

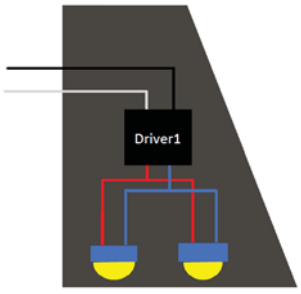
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



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Mounting, Options & Accessories



E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Attachment 12

MEMO

TO: Planning and Zoning Commission, Village of Lemont, IL

FROM: Ambra Knox, Real Estate Services Manager

DATE: 08/09/2024

RE: Economic Impact Study – Proposed Development of 12550 Bell Road, Lemont, Illinois

The 14.75-acre site located at 12550 Bell Road was recently purchased by the Grand Prairie Water Commission (Commission or GPWC). The Commission proposes to develop the property for an intermediate pump station site as part of the Commission's Alternative Water Source Program (AWSP). The property is seeking approval as a Planned Unit Development for the construction of a pumping station building and water storage tanks, with a large portion of the property remaining as open space. The location of the facility is driven by the hydraulic grade line of the transmission route, limiting the flexibility of where the standpipe can be built.

The parcel is zoned Residential (R-1) but has historically been used for agricultural purposes as farmland. The assessed valuation of the property by the Cook County Assessor for 2023 was $3,237. (Source: Cook County Assessor's website) The total amount of real estate taxes paid for 2023 was $223.03. Real estate taxes on the parcel for the five years prior to 2023 were similarly low, as follows:

2023:	$223.03	2021:	$253.72	2019:	$239.38
2022:	$268.80	2020:	$222.90	2018:	$236.07

(Source: Cook County Treasurer's website)

The Commission's facilities will be public works facilities owned and operated by a unit of local government. Therefore, the parcel would be exempt from real estate taxes. The reduction in property taxes paid will be very minimal.

Since the parcel will not include any new residential development, there will be no potential students to be incorporated into area public schools. Construction of the water storage and pumping facilities, as well as the transmission main that will serve these facilities will generate skilled labor jobs for the duration of construction, along with economic activity in the form of materials and equipment supplied to the site.

Because of the governmental nature of the development, its long-term economic impact on the community will be minimal, both in terms of costs and benefits. There will be no new public roads or other public infrastructure required that would be maintained by taxing bodies in the area, and there will be no residents of the property who will be using the library or students to be educated in public schools.

Attachment 13

MEMO

TO: Planning and Zoning Commission, Village of Lemont, IL

FROM: Brian Eads, P.E., PTOE (Certified Professional Traffic Operations Engineer)

DATE: 08/09/2024

RE: Traffic Impact Study – Proposed Development of 12550 Bell Road, Lemont, Illinois

The 14.75-acre site located at 12550 Bell Road was recently purchased by the Grand Prairie Water Commission (Commission or GPWC). The Commission proposes to develop the property for an intermediate pump station site as part of the Commission's Alternative Water Source Program (AWSP). The property is seeking approval as a Planned Unit Development for the construction of a pumping station building and water storage tanks, with a large portion of the property remaining as open space. The purpose of this memo is to report on my study and analysis of the potential impact of the development with respect to traffic along Bell Road.

The facility consists of a 4-million-gallon storage tank and associated pumping station with the ability to boost chlorine and orthophosphate levels as needed. Once construction is complete, the facility is anticipated to have only 11 full-time staff at this location spread over three shifts. The transmission main and pumping and storage facilities will have a robust SCADA system monitoring the facilities with the ability to manage operations from a centralized control facility. Chemical deliveries are expected to be required once or twice a month. The vehicle used for the basis of design for internal circulation at the facility is a WB-55 truck, which is a full-size tractor trailer vehicle. The secured access gate is set back from the roadway to allow the design vehicle to turn off Bell Road and stop at the gate to gain access to the facility without blocking traffic in either direction.

With full-time staff limited to 11, the shift employment is estimated to be 5 during the main shift and 3 the remaining shifts at the facility. With the peak hour trip generation estimated to be 8 total vehicles (5 exiting and 3 entering), it is not expected that the facility will have a measurable impact to traffic along Bell Road or the surrounding area.

Attachment 14

VILLAGE OF LEMONT

www.lemont.il.us

April 1, 2025

Ms. Allison Swisher
Program Director
Grand Prairie Water Commission (GPWC)
Joliet City Hall
150 W Jefferson
Joliet, Illinois 60432

Re: **Water Facility at 12550 Bell Road, Lemont, IL**
Technical Review

Dear Allison:

This letter is to provide further technical review comments from your submittal dated 8/12/2024 after the Technical Review Committee meeting that was held on 4/4/2024. The comments contained in this letter came from the Acting Village Engineer, Consulting Planner, and Village Arborist. Please see comments below:

1. This is a very preliminary set of plans that were reviewed. Items to include in the next submittal:
    a. Pavement should be bounded with curb & gutter
    b. Stormwater calculations/overflow routes should be submitted. Also show if any ponding is to be expected anywhere outside of the proposed detention basins in case of a 100-year storm.
    c. The proposed water main on Bell Road and location of water main running to facility should be shown.
    d. All pump station specifics should be submitted.
    e. Permits needed:
        i. MWRD WMO
        ii. IEPA
            1. NOI
            2. Water
        iii. Cook County
        iv. FAA (confirm height of stand pipes and whether FAA permit will be applicable)
        v. Will/South Cook Soil Erosion
    f. Include a Striping Plan Sheet
    g. Show where existing farm drain tiles will be connected into the proposed stormwater system.
    h. Pavement Typical Sections

i. ADA Accessibility

2. The Village might still request easements for potential bike paths through this property.
3. Building Plans will need to be submitted which will trigger a Building Department Review.
4. Send a Fire Truck Turn Exhibit to confirm Lemont Fire Protection District's largest vehicle will be able to get in and out of the site. Please coordinate with Lemont Fire Protection District.
5. Please confirm no light from the proposed parking lot lights will spill over to the property to the south.
6. Please submit 60% plans, including profiles for the entire water main project proposed throughout the Village of Lemont ASAP.
7. Please provide a timeline for not only this site project, but also all water main scheduled to be installed within Village limits.
8. Please see attached for comments from Consulting Planner, Jamie Tate, AICP.
9. Please see attached for comments from Village Arborist, Kirsten Stewart.

Should you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,

Bruce A. Hill, P.E., Acting Village Engineer

Enclosure

cc: Mr. George Schafer, Village Administrator, w/Enc.
Mr. Ralph Pukula, Director of Public Works, w/Enc.
Mr. Jason Berry, CEcD, AICP, Economic and Community Development Director
Mr. Jim Begy, P.E., LEED AP BD+C, Building Commissioner, w/ Enc.
Ms. Jamie Tate, AICP, Consulting Planner, w/ Enc.
Ms. Theresa O'Grady, P.E., Crawford, Murphy, & Tilly, Inc. w/ Enc.

J:\2024\2402476\Plan_Reviews\Pump Station Review Comments Due 4.1.2025\2402476 Technical Review 4.1.2025.docx

VILLAGE OF LEMONT

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Grand Prairie Water Commission (GPWC)
Allison Swisher, Program Director
Joliet City Hall
150 W Jefferson
Joliet, IL 60432

Proposal:
Water facility at 12550 Bell Road, Lemont, IL

March 27, 2025

RE: GPWC Unified Development Ordinance (UDO) Review #1

Dear Allison Swisher:

The Village of Lemont has received your application and plans for a Preliminary Planned Unit Development/Plat of Subdivision for a water facility at 12550 Bell Road. The Village's Unified Development Ordinance (UDO) can be found here and there are references to the UDO in the letter below:

https://library.municode.com/il/lemont/codes/code_of_ordinances?nodeId=TIT17UNDEOR

The following comments must be addressed regarding the proposed facility. Please provide a written response with the next submittal.

General Planning & UDO Comments

1. The PUD checklist was not provided in the submittal. Please provide the checklist from the application. While a response to the TRC comments was not provided with the submittal, it is noted that a majority of the comments were addressed in the Project Summary. Any remaining TRC comment has been incorporated into this review. A response to this review is required at the next submittal.
2. The proposal requires a special use for 'Utilities' in the UDO as it is most appropriately defined. Private or public, the definition states 'facilities related to the distribution of water.' The special use can be incorporated into the PUD, but the proposal must demonstrate how it meets the Special Use Standards found here: https://library.municode.com/il/lemont/codes/code_of_ordinances?nodeId=TIT17UNDEOR_ARTIGEPR_CH17.04REAPLAUSDE_17.04.140SPUS

3. A planned unit development (PUD) is generally intended for a project incorporating a single type of use or a variety of related and complementary uses which is planned and developed as a unit. Such development may provide for a wide range of development techniques and ownership methods. The entire development shall be controlled by means of an ordinance granting the planned unit development as a special use. Within the framework of a PUD normal zoning standards may be modified. The resulting flexibility is intended to encourage a development that is more environmentally sensitive, economically viable, and aesthetically pleasing than might otherwise be possible under strict adherence to the underlying zoning district's standards.
4. To meet the unique circumstances presented by each PUD, and to protect the health, safety, and general welfare of existing Village residents and the future residents and users of the proposed development, the Village Board may attach any other condition it deems necessary, but not specifically provided for in this ordinance, to the approval of the PUD. Such conditions may include more stringent requirements for construction, design, materials, phasing, and revocation.
5. Except as specifically provided otherwise in this chapter, planned unit developments shall be developed in conformity with this Unified Development Ordinance. Modifications that deviate from the bulk, density, and design provisions of this ordinance are privileges and will be considered by the Village only in direct response to tangible community benefits received from the PUD. These benefits shall be in the form of exceptional amenities, such as outstanding architecture, the design and amount of open space, the quantity and quality of landscaping, sensitivity to existing topography or drainage, preservation of existing mature trees of exceptional quality, or other similar traits.
6. It is noted the applicant is requesting an elective PUD. The alternative course of entitlement is to obtain a special use for “Utilities” and request variations to the UDO. Variation standards will then apply.
7. Reply to TRC comment regarding building design. The TRC review letter is found below.
8. The logo on the storage tanks is considered a sign. Signs in residential zoning districts are limited and any signage on the tanks is an exception in the PUD. Provide more information on the size, location, etc. The renderings are not accurate if there is signage on the tanks and the renderings should be updated to reflect the signage.
9. Clarify if there will be any wall signs on the building. Wall signs are not permitted in R districts and would be an exception to the UDO.
10. Clarify if curbs are provided for all the edges of pavement. If not, this is an exception to the UDO.
11. Please revise PUD objective statement #1 as “utilities” are a special use in R-1 and not a permitted use.
12. Only decorative 4-foot fences and walls are permitted in the front yards in an R district. The proposed 8-foot chain link fence is an exception in the PUD (Section 17.12.030).

13. The maximum height of a fence not located in the front or corner side yard in R districts is 6-feet. The 8-foot fence requires an exception in the PUD.
14. Fences in R districts shall be constructed of the following materials only: wood or wood laminate, wrought iron, aluminum, masonry, or vinyl. The chain link fence is an exception in the PUD to this requirement.
15. The project summary states the site is the most viable option based on future land use consistent with Village's planning objectives for the area. The future land use in the Lemont 2030 Comprehensive Plan is residential (Contemporary Neighborhood). Further elaborate on the consistency with the future land use.
16. Provide the distance from the proposed light poles to the property lines. Luminaires located within 200 feet of a single-family residential zoning district shall not be mounted in excess of 20-feet above grade.
17. Verify the lighting is 'fully shielded' or 'full cut off' fixtures.
18. Note: All non-residential lighting is required to be turned off no later than 60 minutes after business hours, only leaving lighting necessary for site security.
19. Provide a 10-foot-wide multi-use pathway along Bell Road. All pedestrian ways, bike paths and canal paths shall be improved and extended in a dedicated right-of-way across the developed area.
20. Provide ADA parking. While it is understood that striping is not intended for the parking areas, designated ADA parking should be provided at the closest entrance.
21. Provide details on trash storage areas.
22. The use of metal exterior panels on building elevations is prohibited.

Landscaping

23. The absence of a tree preservation plan is an exception in the PUD.
24. In R districts, three plant units per 100 feet of street frontage is required. Please verify this is met. A plant unit is described below.
25. *Plant Units.* A "plant unit" is a measurement used to determine the quantity of plant material required for specific situations. The plant unit requirements establish the total amount of plant material while allowing flexibility in the selection and distribution of plants. One plant unit is comprised of ALL of the following:
    a. 0.5 canopy trees;
    b. 1.0 evergreen trees;
    c. 1.5 understory/ornamental trees; and
    d. 6.0 shrubs or 6.0 minimum 18-inch containers of ornamental/native grasses.
26. The trees planted along Bell Road should be a minimum of 3" caliper.
27. *Plant Mix.* For each plant type (e.g., canopy tree) associated with the requirements of this chapter, no single plant species shall represent more than 50% of the total plantings. This

requirement may be waived by the Planning and Economic Development Director in instances where the number of plants for a particular plant type required is five or less.

28. There are detention and screening requirements for landscaping. Detention and/or retention basins and ponds shall be landscaped along the perimeter of the high water level of the basin or pond. Such landscaping should include canopy and ornamental trees, evergreens, shrubbery, hedges, and/or other plants. In selecting and arranging the plantings, consideration should be given to water conservation. To ensure safety, adequate visibility to the basin or pond area shall be maintained. It is noted there are some trees proposed in this area but a mix of other plantings should be provided.

The purpose of this review is to make certain its general compliance with Village ordinances and standard practices regarding site development, landscaping and design. This review is only for general conformance with the design criteria established by the Village and is subject to both the completeness of the information submitted by the developer's professional staff and also the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. Additionally, other bodies of government may have jurisdiction over various aspects of this development. The developer should be advised that additional measures may be required based on actual field conditions and formal approvals of the other agencies.

Sincerely,



Jamie Tate, AICP
Consulting Planner
jtate@lemont.il.us
630.257.1582

Attachment – TRC Review Letter from April 4, 2024 as reference

www.lemont.il.us

TECHNICAL REVIEW COMMITTEE (TRC) – 12550 Bell Road

Community Development Planning & Zoning UDO Plan Review
Date: Thursday, April 4, 2024
Meeting Time: 10:00 am

Project: Potable Water Pump Station and Water Storage Facility

Applicant:
City of Joliet as Program Manager for the Grand Prairie Water Commission
Joliet City Hall
150 W Jefferson
Joliet, IL 60432

Proposal Location: 12550 Bell Road (22-26-401-007-0000)
Site size: N/A
Zoning: R-1, Detached Single Family Residential District

Comprehensive Plan: This area is designated **Contemporary Neighborhood.**

Neighborhoods in the **CTP** district are characterized by mostly single-family detached homes, with some single-family attached homes and MF homes incorporated throughout the district. Private open spaces will be smaller than those found in the conventional neighborhood district, but more developments will feature common open space in their designs. All neighborhoods in this district will have a walkable design with streets that connect in a logical manner throughout the neighborhood and in seamless transitions to adjacent neighborhoods. They are designed to safely accommodate walking and bicycling. With an average gross density of 5 dwelling units per acre throughout this district, many residents in Contemporary Neighborhoods will likely live within walkable and bike-able distances of commercial and recreational areas.

Surrounding Zoning and Land Use:

The following land uses are found:
North: R-1, Sun Hill Subdivision with existing single-family homes
South: Unincorporated Cook County
East: R-1, Detached Single-Family District with existing single-family homes
West: ComEd power lines and Gleneagles Subdivision, R-5A / Residential subdivision under construction

Potential Development Process:

1. The proposed [Village] process shall be:
    - TRC Review and Meeting (April 4, 2024) ✓
    - Preliminary Planned Unit Development (PUD) submittal with public hearing at Planning & Zoning Commission (PZC) Meeting.
    - Preliminary PUD discussion at the following Committee of the Whole (COW) meeting.
    - Preliminary PUD Ordinance presented at Village Board meeting (vote).
    - Final Planned Unit Development and Final Plat of Subdivision within year of Preliminary approvals (no public hearing) if Preliminary PUD. Followed by a COW discussion and vote at Village Board Meeting. Preliminary PUD may be extended with proper request.
    - Site Development Permit
    - Building Permit(s)
2. All UDO requirements can be found online: https://library.municode.com/il/lemont/codes/code_of_ordinances?nodeId=TIT17UNDEOR

Preliminary and General Planning Comments from UDO:

1. Provide statements how the proposal meets the PUD Objectives found in §17.08.010 C, if proceeding in this manner. Link to objectives in the UDO: https://library.municode.com/il/lemont/codes/code_of_ordinances?nodeId=TIT17UNDEOR_ARTIIZOZOOR_CH17.08PLUNDE_17.08.010PU
2. §17.08.040 allows for Permitted Deviations from Village Ordinances for PUDs. Modifications that deviate from the bulk, density, and design provision of the Village Ordinances are privileges and will be considered by the Village only in direct response to tangible community benefits received from the PUD. These benefits shall be in the form of exceptional amenities, such as outstanding architecture, the design and amount of open space, the quantity and quality of landscaping, sensitivity to existing topography or drainage, preservation of existing mature trees of exceptional quality, or similar traits.
3. Provide an easement and/or location for future trail connection through the property.
4. The lot is zoned R-1. The minimum front yard setback is 50-feet. The minimum side yard setback is 60-feet. The minimum rear yard setback is 50-feet. Verify these are met.
5. The maximum building height is 37-feet. Anything greater requires a deviation in the PUD.
6. Provide details on the fence.
7. Provide a site data table with all parcel's acreage/sf on the site plan, setbacks, building height, width, lot coverage, square footage, etc.
8. Provide a preliminary Plat of subdivision delineating the dedicated parcel for the Village of Lemont.
9. For all PUDs, landscape plans shall be prepared by a Registered Landscape Architect. See §17.20.030 for the required documents to include with the Preliminary Submittal.

10. All reasonable efforts shall occur in the site design of a proposed development to preserve existing trees, especially mature trees, specimen trees, tree groves or tree lines. (Intent section of Tree Preservation section). A tree survey should be conducted to verify species.
11. If applicable, efforts shall be taken prior to and during site development and construction of structures to protect all trees marked for preservation on the approved tree preservation plan.
12. Provide information on the building design. There is an opportunity with the cylindrical storage tank to make the property appear as a farm, likely providing a more appealing view from the right-of-way and adjacent neighbors. Photo examples at the end of this letter.
13. Clarify the 60'x150' potential expansion area.
14. Clarify if the site will require signage.
15. See Chapter 17.26 regarding street signs, street lights, general provisions for streets, geometrics for streets, and public sidewalk standards.
16. All other applicable standards found in UDO.

Following the TRC meeting, the following notes and comments were added from other departments. Note, the comments and discussion have been summarized below and may not include all elements of the meeting.

Engineering

1. Stormwater detention will not be allowed to discharge onto Village of Lemont parcel.
2. Potential future connection point would be on this site.
3. The access road should be shared use up to the gate with a dedicated easement. GPWC to own property it appears.
4. Potential easements for future bike path connections.
5. MWRD/Cook County/Will South Cook Soil & Water Permits needed.
6. Will a temporary construction easement be needed for the future tanks if constructed?
7. Trees along Bell will be TBD based on what Village of Lemont decides the use for their property will be. Additional cover on the east side of the GPWC parcel might be preferred.

The comments above are preliminary and general in nature and may not constitute a full review of all ordinances and codes in the Village of Lemont. Many comments and suggestions are meant to guide the applicant through the creation of preliminary and final documents. Please contact me with questions.

Sincerely,

Jamie Tate, AICP
Consulting Planner
jtate@lemont.il.us
630.640.5860

Attachments, Sample Architecture of a water plant with storage.





Urban Forest Management, Inc.

March 31, 2025

Ms. Jamie Tate, AICP
Village Planner
Village of Lemont
418 Main Street
Lemont, IL 60439

RE: Proposed Grand Prairie Water Commission Facility
12550 Bell Road
Lemont, IL

Dear Ms. Tate,

As requested, Urban Forest Management, Inc. has completed a review of the proposed GPWC facility located at 12550 Bell Road. The following comments summarize this review:

1. UFM is in receipt of the following:
    - GPWD PUD Application (dated August 12, 2024)

Tree Preservation Comments

2. Tree locations and sizes are shown on the Existing Conditions and Demolition Plan, however no additional tree inventory information is included.

    Applicant shall gather and incorporate tree inventory data into the plan set per Ordinance §17.20.130, including tree tag number, and information regarding the species, size and condition of trees inventoried. All trees included in the tree inventory shall be identified on the plans with their corresponding tag number.

    To accurately assess the plans and the cumulative effects of the various proposed construction activities on trees to be preserved, the trees, tree tag numbers and information identifying trees to be removed, preserved, tree protection fencing and silt fencing should be incorporated into and shown across all of the site development plans, and should show the trees in relation to any proposed utilities and grading activity.

    All trees to be removed shall be clearly identified as such on all of the Site Development Plans.

    In addition, the Tree Inventory should incorporate an action plan matrix indicating trees to be removed or preserved, showing actions to be taken for trees to be preserved which will be impacted by construction including, but not limited to, root pruning, crown pruning, mulching, Cambistat treatment, root zone protection, etc. as applicable. *(Note: We do not recommend fertilizing construction impacted trees either prior to construction activity, or for 3-5 years post-construction, and not without prior soil testing to identify any deficiencies.)*

3. The critical root zones (CRZ) should to be added to the plans drawn 1’ radius for every 1” of tree trunk diameter (ex. For a 20” DBH tree, the CRZ should be shown 20’ in all directions). For trees to be considered preserved, critical root zone impact must be less than 20%.

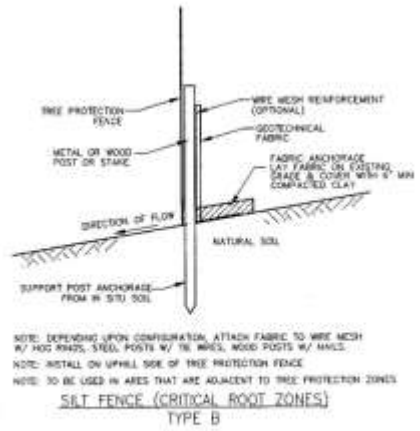
Once the critical root zones are identified, the Tree Preservation matrix and proposed tree protection fencing should be adjusted accordingly.

4. The plan should include adequate tree protection fencing for any trees to be preserved, and where appropriate, the silt fencing should 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.

5. Where possible tree protection fencing should be contiguous to create an "envelope" to minimize the possibility of root zone impact or intrusion into preservation areas. No materials are to be stored in the tree preservation area, no construction access should take place in the tree preservation area unless prior approval is granted by the Village, no parking should take place in tree preservation areas.

6. Proposed material storage areas, stockpile areas and concrete washout areas should be shown on the plan.

7. Any silt fencing that crosses root zones of trees to be preserved should be shown on the plan as the "Type B" silt fencing installation method. The Type B silt fencing detail should be added to the Tree preservation plan face.



Landscape Plan Comments

8. The Landscape Plan should indicate where designated snow removal/snow storage areas will be located to protect the landscaping from snow removal activities and excess salt exposure.

9. The Landscape Plan Notes and Details shall include a note saying any 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.

10. 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.

11. The plant list shall show quantities of proposed species.

12. Strategically placed supplemental planting beds should be incorporated along the frontage and the edge of the wetland and include ornamental trees, shrubs and/or grasses.

13. Supplemental screening should be included along the north property line behind Lot 4 Sun Hill Subdivision where there is a gap in the fencerow, and along the west property line.

14. Proposed plantings along Bell Road may require field location adjustments so they do not interfere with the overhead wires along Bell Road.

15. Any proposed trees or entry feature plantings should not interfere with sight lines at the Bell Road ingress/egress.

16. A long-term maintenance plan for the installed landscape should be prepared and submitted for review and approval and include the Lemont Code of Ordinance 17.20.120 A. Maintenance items 1, 2 and 3 language:

17.20.120. - MAINTENANCE OF REQUIRED LANDSCAPING.

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

1. All plant growth in landscaped areas shall be controlled by pruning, trimming, or other suitable methods so that plant materials do not interfere with public utilities, restrict pedestrian or vehicular access, or otherwise constitute a traffic hazard; and
2. All planted areas shall be maintained in a relatively weed-free condition and clear of undergrowth; and
3. All trees, shrubs, ground covers, and other plant materials must be replaced if they die or become unhealthy because of accidents, drainage problems, disease, or other causes.

The long-term maintenance plan should also include details such as a proposed periodic inspection schedule, how weeds or other invasives will be addressed (herbicide control – method of application, spot treatments, mechanical removal, hand pulling), monitoring for pests and managing and addressing these issues in a timely manner, guidelines for any fertilizer applications, and a plan for supplemental planting to maintain screening around the north and west property boundaries should the existing fence row become diminished.

Please call with any questions.

Sincerely,
URBAN FOREST MANAGEMENT, INC.



Kirsten L. Stewart
President
ISA Certified Arborist #IL-4277A
ISA Tree Risk Assessment Qualified (TRAQ) exp. 10/16/2028
SAF Certified Forester #2136

Attachment 15

The following plans and comments are from TRC Concept Plan review.

www.lemont.il.us

TECHNICAL REVIEW COMMITTEE (TRC) – 12550 Bell Road

Community Development Planning & Zoning UDO Plan Review
Date: Thursday, April 4, 2024
Meeting Time: 10:00 am

Project: Potable Water Pump Station and Water Storage Facility

Applicant:
City of Joliet as Program Manager for the Grand Prairie Water Commission
Joliet City Hall
150 W Jefferson
Joliet, IL 60432

Proposal Location: 12550 Bell Road (22-26-401-007-0000)
Site size: N/A
Zoning: R-1, Detached Single Family Residential District

Comprehensive Plan: This area is designated **Contemporary Neighborhood.**

Neighborhoods in the **CTP** district are characterized by mostly single-family detached homes, with some single-family attached homes and MF homes incorporated throughout the district. Private open spaces will be smaller than those found in the conventional neighborhood district, but more developments will feature common open space in their designs. All neighborhoods in this district will have a walkable design with streets that connect in a logical manner throughout the neighborhood and in seamless transitions to adjacent neighborhoods. They are designed to safely accommodate walking and bicycling. With an average gross density of 5 dwelling units per acre throughout this district, many residents in Contemporary Neighborhoods will likely live within walkable and bike-able distances of commercial and recreational areas.

Surrounding Zoning and Land Use:

The following land uses are found:
North: R-1, Sun Hill Subdivision with existing single-family homes
South: Unincorporated Cook County
East: R-1, Detached Single-Family District with existing single-family homes
West: ComEd power lines and Gleneagles Subdivision, R-5A / Residential subdivision under construction

Potential Development Process:

1. The proposed [Village] process shall be:
    - TRC Review and Meeting (April 4, 2024) ✓
    - Preliminary Planned Unit Development (PUD) submittal with public hearing at Planning & Zoning Commission (PZC) Meeting.
    - Preliminary PUD discussion at the following Committee of the Whole (COW) meeting.
    - Preliminary PUD Ordinance presented at Village Board meeting (vote).
    - Final Planned Unit Development and Final Plat of Subdivision within year of Preliminary approvals (no public hearing) if Preliminary PUD. Followed by a COW discussion and vote at Village Board Meeting. Preliminary PUD may be extended with proper request.
    - Site Development Permit
    - Building Permit(s)
2. All UDO requirements can be found online: https://library.municode.com/il/lemont/codes/code_of_ordinances?nodeId=TIT17UNDEOR

Preliminary and General Planning Comments from UDO:

1. Provide statements how the proposal meets the PUD Objectives found in §17.08.010 C, if proceeding in this manner. Link to objectives in the UDO: https://library.municode.com/il/lemont/codes/code_of_ordinances?nodeId=TIT17UNDEOR_ARTIIZOZOOR_CH17.08PLUNDE_17.08.010PU
2. §17.08.040 allows for Permitted Deviations from Village Ordinances for PUDs. Modifications that deviate from the bulk, density, and design provision of the Village Ordinances are privileges and will be considered by the Village only in direct response to tangible community benefits received from the PUD. These benefits shall be in the form of exceptional amenities, such as outstanding architecture, the design and amount of open space, the quantity and quality of landscaping, sensitivity to existing topography or drainage, preservation of existing mature trees of exceptional quality, or similar traits.
3. Provide an easement and/or location for future trail connection through the property.
4. The lot is zoned R-1. The minimum front yard setback is 50-feet. The minimum side yard setback is 60-feet. The minimum rear yard setback is 50-feet. Verify these are met.
5. The maximum building height is 37-feet. Anything greater requires a deviation in the PUD.
6. Provide details on the fence.
7. Provide a site data table with all parcel's acreage/sf on the site plan, setbacks, building height, width, lot coverage, square footage, etc.
8. Provide a preliminary Plat of subdivision delineating the dedicated parcel for the Village of Lemont.
9. For all PUDs, landscape plans shall be prepared by a Registered Landscape Architect. See §17.20.030 for the required documents to include with the Preliminary Submittal.

10. All reasonable efforts shall occur in the site design of a proposed development to preserve existing trees, especially mature trees, specimen trees, tree groves or tree lines. (Intent section of Tree Preservation section). A tree survey should be conducted to verify species.
11. If applicable, efforts shall be taken prior to and during site development and construction of structures to protect all trees marked for preservation on the approved tree preservation plan.
12. Provide information on the building design. There is an opportunity with the cylindrical storage tank to make the property appear as a farm, likely providing a more appealing view from the right-of-way and adjacent neighbors. Photo examples at the end of this letter.
13. Clarify the 60'x150' potential expansion area.
14. Clarify if the site will require signage.
15. See Chapter 17.26 regarding street signs, street lights, general provisions for streets, geometrics for streets, and public sidewalk standards.
16. All other applicable standards found in UDO.

Following the TRC meeting, the following notes and comments were added from other departments. Note, the comments and discussion have been summarized below and may not include all elements of the meeting.

Engineering

1. Stormwater detention will not be allowed to discharge onto Village of Lemont parcel.
2. Potential future connection point would be on this site.
3. The access road should be shared use up to the gate with a dedicated easement. GPWC to own property it appears.
4. Potential easements for future bike path connections.
5. MWRD/Cook County/Will South Cook Soil & Water Permits needed.
6. Will a temporary construction easement be needed for the future tanks if constructed?
7. Trees along Bell will be TBD based on what Village of Lemont decides the use for their property will be. Additional cover on the east side of the GPWC parcel might be preferred.

The comments above are preliminary and general in nature and may not constitute a full review of all ordinances and codes in the Village of Lemont. Many comments and suggestions are meant to guide the applicant through the creation of preliminary and final documents. Please contact me with questions.

Sincerely,

Jamie Tate, AICP
Consulting Planner
jtate@lemont.il.us
630.640.5860

Attachments, Sample Architecture of a water plant with storage.





LEMONT FIRE DISTRICT

INTEGRITY – HONOR - DEDICATION

15900 New Avenue, Lemont IL 60439
(630) 257-2376
www.lemontfire.com

TRC for:
Pump Station and Water Storage Facility
Grand Prairie Water Commission
12550 Bell Road
Lemont, Il

An approved automatic sprinkler system shall be installed throughout this occupancy. This system shall be designed and installed in accordance with N.F.P.A. Standard #13, 2013 Edition. A complete set of sprinkler shop/working drawings, and the appropriate equipment specification sheets, shall be submitted to the Bureau of Fire Prevention for review and approval prior to installation in accordance with Lemont Fire Protection District Ordinance #17-05 (Section 903), and International Fire Code, 2021 Edition (Section 903.2.4).

An approved fire alarm system shall be installed throughout this occupancy. The fire alarm system shall be designed and installed in accordance with N.F.P.A. Standard #72, 2013 Edition. A complete set of fire alarm shop/working drawings, and the appropriate equipment specification sheets, shall be submitted to the Village of Lemont for review and approval prior to installation and in accordance with the International Fire Code, 2021 Edition, (Section 907.2.4).

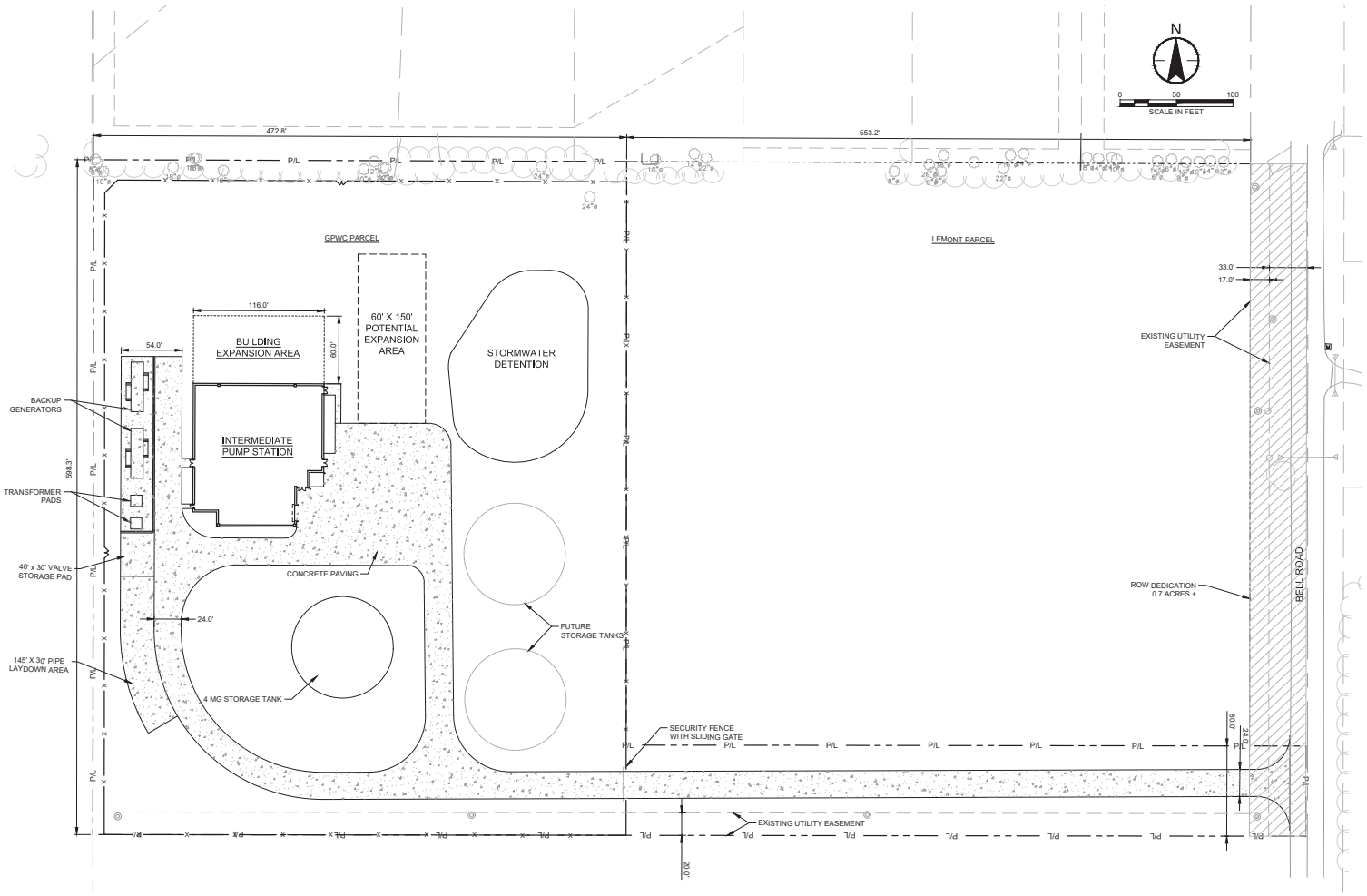
For any diesel generator, we will need approval from the State Fire Marshall, as any tank over 110 gallon requires this. We shall need a copy of their approval submitted to us before the generator can be installed.

All newly constructed buildings or tenant spaces are required to install an approved key box in an accessible location approved by the code official in accordance with International Fire Code Edition 2021 (Section 506). The location of the Knox box shall be approved by the code official. The Knox box shall be mounted at a maximum height of six (6) feet above grade in which a person can stand on without any assistance. The total number of Knox boxes required shall be determined by the code official.

Sincerely,



Jennifer Murray
Fire Marshal
jmurray@lemontfire.com
630-257-2376 Ext. 240



Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

ORIGINAL SHEET - ANSI D

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GRAND PRAIRIE WATER COMMISSION

Stantec

CMT Crawford, Murphy & Tilly

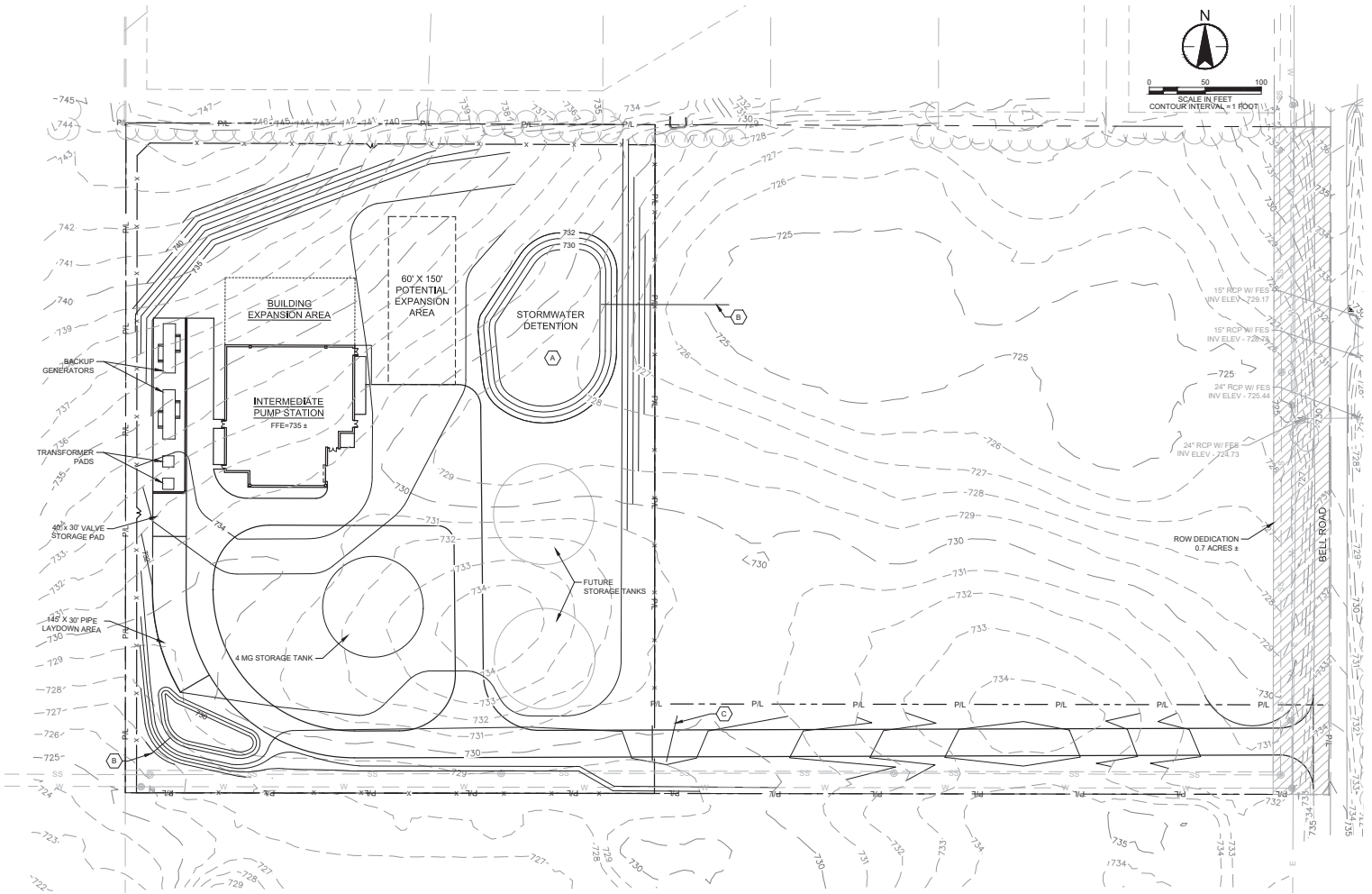
Grand Prairie Water Commission

ALTERNATIVE WATER SOURCE PROGRAM
AWSP-03-01 - BELL ROAD INTERMEDIATE PUMP STATION
Lemont, Illinois

File Name: 40124_03_C-101 PROP EX	MZ Dwn.	MZ Dsgn.	SR Chkd.	2024.03.17 YYYY.MM.DD

PRELIMINARY SITE PLAN

Project No.	Scale
173440124	1" = 50'
Revision	Sheet of
	Drawing No. C-101



GENERAL SHEET NOTES

1. INSTALL BMP'S PRIOR TO ANY LAND DISTURBING ACTIVITY
2. STRIP 4" OF TOPSOIL AND STOCKPILE FOR REUSE PRIOR TO MASS GRADING.

SHEET KEYNOTES

A. DRY BOTTOM DETENTION AREA FOR INTERMEDIATE PUMP STATION
B. FLOW RESTRICTED STORM SEWER
C. 12" CULVERT

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

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GRAND PRAIRIE WATER COMMISSION

Stantec

CMT Crawford, Murphy & Tilly

Grand Prairie Water Commission

ALTERNATIVE WATER SOURCE PROGRAM
AWSP-03-01 - BELL ROAD INTERMEDIATE PUMP STATION
Lemont, Illinois

File Name: 40124_03_C-103_ALT	MZ	MZ	SR	2023.12.12
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

PRELIMINARY GRADING PLAN

Project No.	Scale
173440124	1" = 50'
Revision Sheet of	Drawing No. C-103

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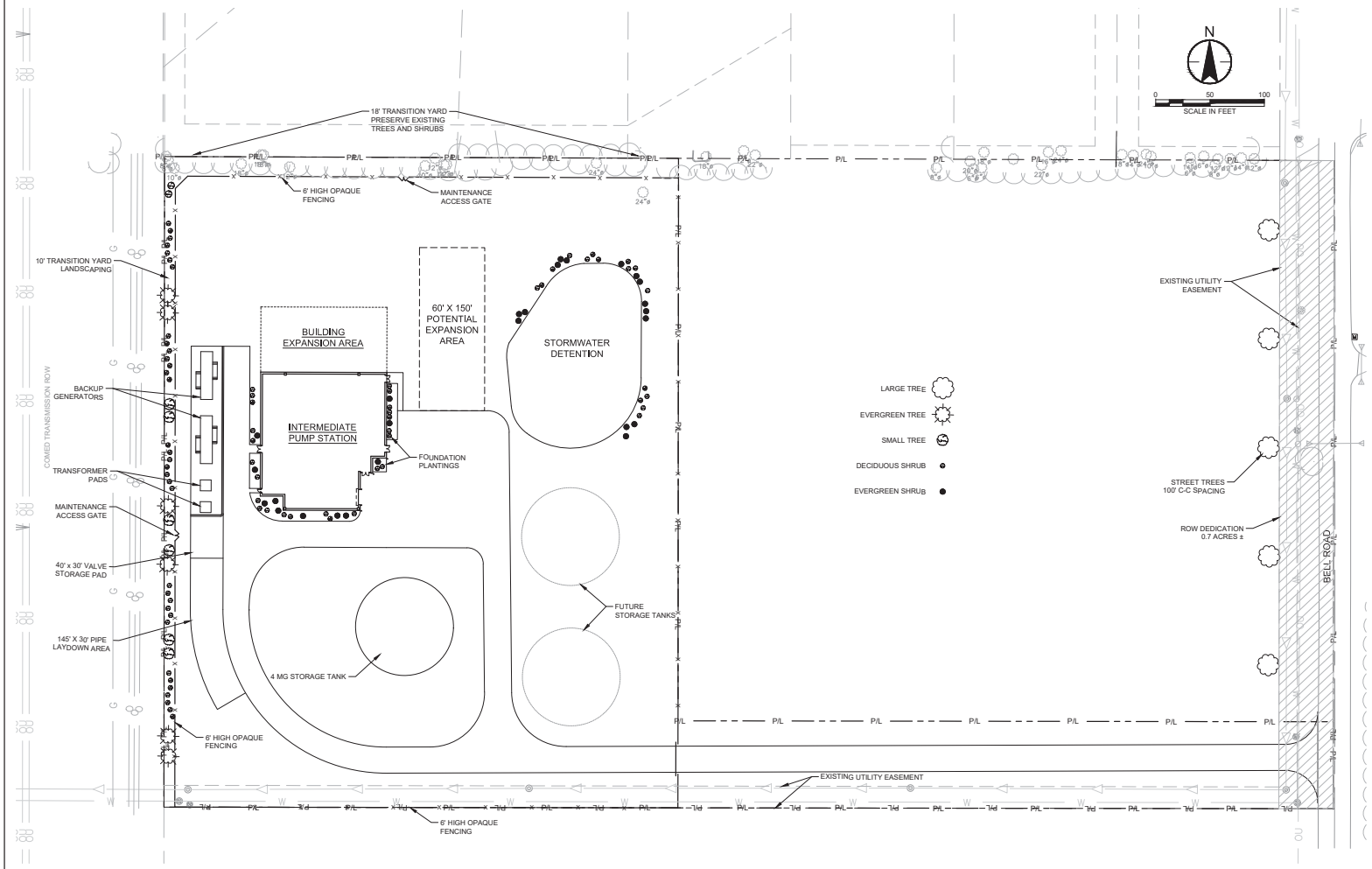

GENERAL SHEET NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATIONS OF ALL EXISTING SITE UTILITIES AND YARD PIPING PRIOR TO COMMENCING LANDSCAPE WORK.
2. PRIOR TO BEGINNING ANY PLANTING, CONSTRUCTION OF THE IRRIGATION SYSTEM SHALL BE COMPLETED AND THE APPLICABLE TESTS ACCEPTED BY THE ENGINEER.
3. ALL PLANTS SHALL BE PLACED IN THE APPROXIMATE LOCATION SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THERE IS A CONFLICT WITH PLANT LOCATIONS AND EXISTING FACILITIES INCLUDING UNDERGROUND UTILITIES AND PIPING AND THE ENGINEER SHALL APPROVE THE RELOCATION OF PLANT MATERIALS. ALL TREES AND SHRUBS SHALL BE A MINIMUM OF 3-FEET HORIZONTAL SEPARATION FROM ALL UTILITIES.
4. NO SUBSTITUTIONS OF SPECIFIED PLANT MATERIALS SHALL BE ALLOWED UNLESS APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
5. THE ENTIRE SITE SHALL BE MULCHED WITH 3" DEPTH COMPOSTED BARK MULCH UNLESS OTHERWISE SHOWN ON CONTRACT DRAWINGSOR DIRECTED BY THE ENGINEER.
6. ALL AREAS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE 2 WEEKS PRIOR TO PLANTING TREES, SHRUBS, AND GROUNDCOVER. SEE SPECIFICATIONS.
7. THE ENGINEER SHALL APPROVE THE LOCATIONS FOR ALL BOULDERS PRIOR TO THE CONTRACTOR INSTALLING BOULDERS. THE BOULDER LOCATION SHALL BE MARKED IN THE FIELD BY PIN FLAGS FOR INSPECTION BY THE ENGINEER.
8. LANDSCAPE WEED BARRIER FABRIC (IF REQUIRED) SHALL BE INSTALLED IN ALL PLANTING BEDS PRIOR TO PLACEMENT OF SPECIFIED MULCH. THE CONTRACTOR SHALL SUBMIT SAMPLES AND SPECIFICATIONS OF THE WEED BARRIER FABRIC FOR APPROVAL BY THE ENGINEER PRIOR TO INSTALLATION.

SHEET KEYNOTES

A. <NOT USED>

Revision	By	Appd	YYYY.MM.DD
Issued	By	Appd	YYYY.MM.DD

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GRAND PRAIRIE WATER COMMISSION

Stantec

CMT Crawford, Murphy & Tilly

Grand Prairie Water Commission

ALTERNATIVE WATER SOURCE PROGRAM
AWSP-03-01 - BELL ROAD INTERMEDIATE PUMP STATION
Lemont, Illinois

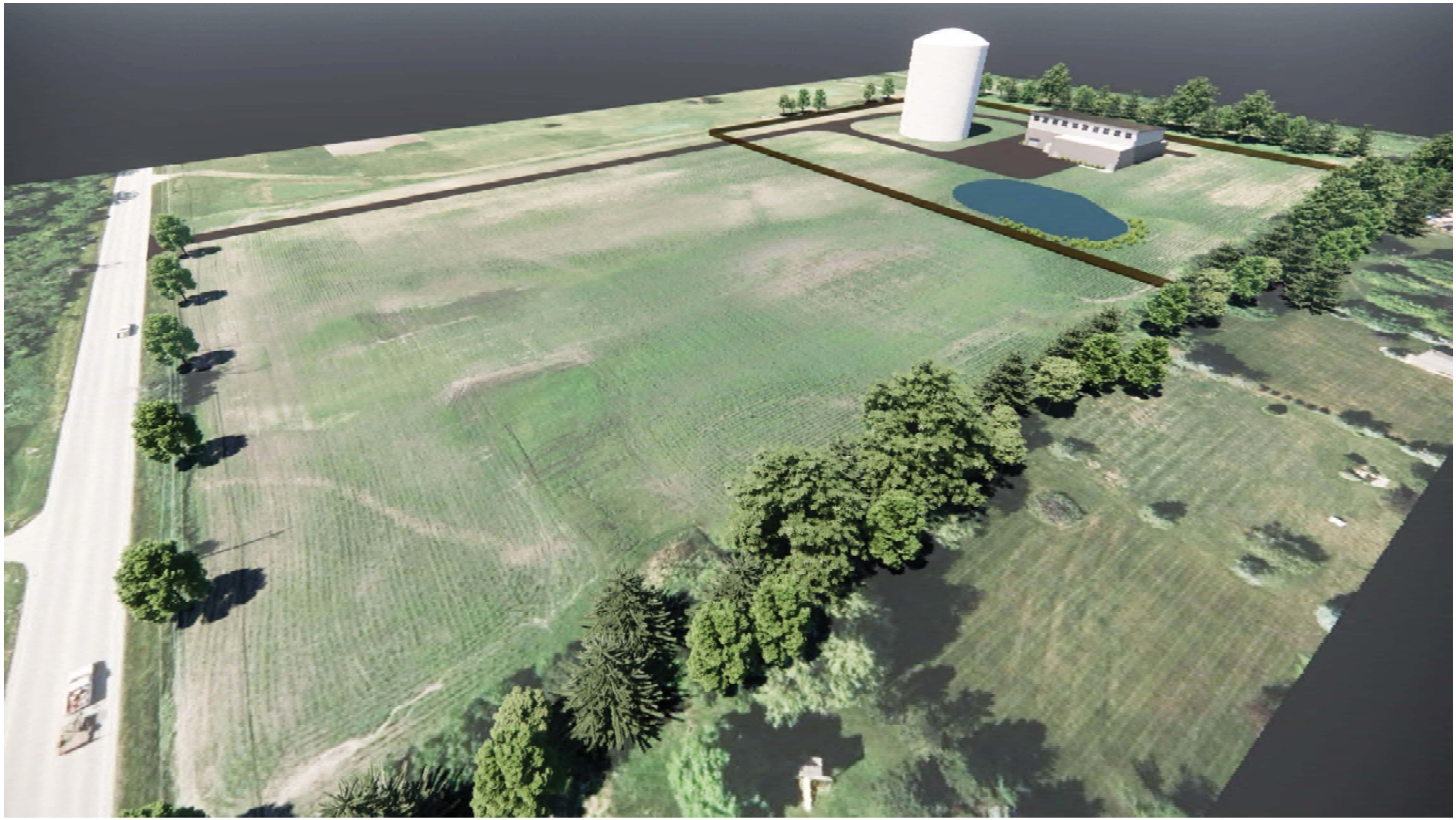
File Name: 40124_03_C-1XX	MZ	MZ	SR	2024.03.17
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

PRELIMINARY LANDSCAPE PLAN

Project No.	Scale
173440124	1" = 50'
Revision	Sheet of
	Drawing No. C-103

ORIGINAL SHEET - ANSI D

Preliminary Renderings - additional modeling in process

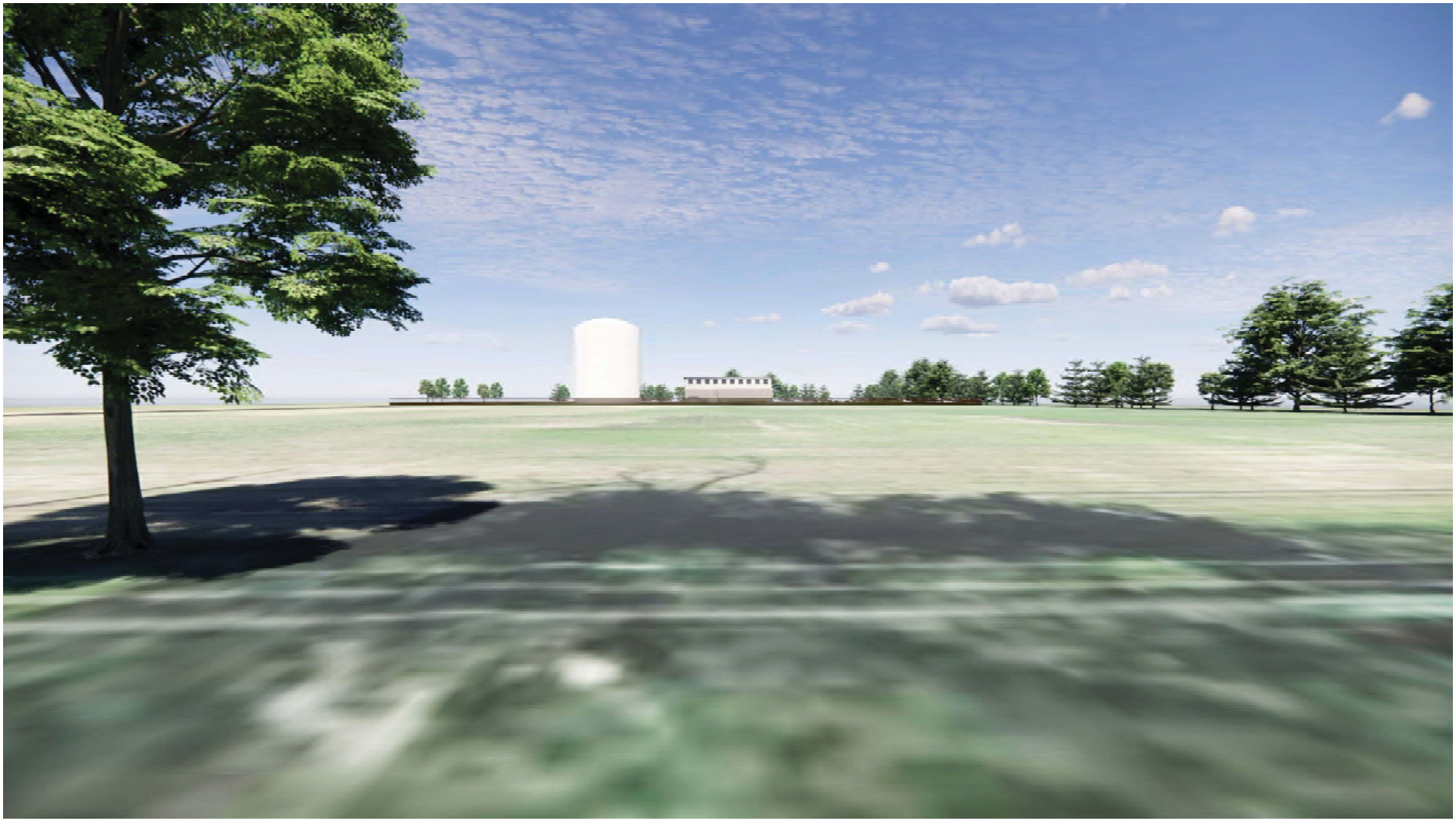


Note: Height of Standpipe shown as 120', assuming ground elevation of 730'. Height of Pump Station shown as 38'-6".

AERIAL SITE PERSPECTIVE LOOKING SOUTHWEST

MARCH 15, 2024

Preliminary Renderings - additional modeling in process



Note: Height of Standpipe shown as 120', assuming ground elevation of 730'. Height of Pump Station shown as 38'-6".

STREET VIEW FROM BELL ROAD LOOKING WEST

MARCH 15, 2024



EAST



SOUTH



WEST



NORTH

Note: Height of Pump Station shown as 38'-6".