Village of Lemont

VILLAGE BOARD COMMITTEE OF THE WHOLE MEETING
February 16, 2026 – 6:30 PM
Village Hall
AGENDA

I. Call to Order

II. Roll Call

III. Discussion Items

III.A Refinancing opportunities for General Obligation Bond Series 2015A and 2015B

III.B Discussion of Case 2025-26 926 Main Street Plat and Special Use

III.C Discussion of Case 2025-19 1115 Warner Variations

III.D Discussion of Case 2025-25 Grand Prairie Water Commission (GPWC) Planned Unit Development

III.E FY2026 Financial Review Proposed FY2027-2031 Capital Equipment Proposed FY2027-2031 Capital Improvement Plan

III.F Amending Title 13, Chapter 13.08 (Water Meters and Water Rates) and Chapter 13.09 (Sewer Rates) of the Municipal Code of the Village of Lemont

IV. Unfinished Business

V. New Business

VI. Audience Participation
Public comment will be open during this section of the agenda to anyone wishing to

address the Board and who has signed in prior to public comment beginning. All comments under the public comment section are limited to three (3) minutes (30 minutes total) and each citizen will only be permitted to speak once. When your name is called for your turn to speak, please come to the podium and clearly state your first and last name for the meeting minutes prior to providing your public comments.

VII. Executive Session Discussion Under Chapter 5 ILCS 120

(1) Acquisition of Real Estate
(2) Pending, Probable, or Imminent Litigation
(3) Personnel
(4) Collective Bargaining
(5) Sale or Lease of Real Estate

VIII. Adjourn

VILLAGE OF LEMONT

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Darshana Prakash, Finance
THROUGH: George Schafer, Village Administrator
SUBJECT: Refinancing opportunities for General Obligation Bond Series 2015A and 2015B
DATE: February 16, 2026

SUMMARY/BACKGROUND

The Village currently has two outstanding General Obligation bond issues:

- **Series 2015A** was issued to finance the acquisition, construction, and installation of improvements, extensions, and facilities for the Village's Waterworks and Sewerage System and related infrastructure.
- **Series 2015B** was issued to refinance the General Obligation bond series 2007A, which were originally issued to finance part of the parking garage.

Both bond series were callable as of December 1, 2025, with final maturities in 2031 (Series 2015A) and 2033 (Series 2015B).

Because these are shorter-term bonds, current market interest rates are favorable and lower than the rates at which the bonds were originally sold. The Village has the opportunity to refund both series at an estimated interest rate of approximately 3% with the same maturity dates. This refunding would generate a combined total net present value savings of approximately $116,000, representing an estimated savings of 2.84%, net of all issuance and refunding costs.

Staff recommends that the Board consider shortening the maturity date of the Series 2015B bonds, which are payable from the General Fund. The Board may consider reducing the term of this bond series by either one or two years.

In order to further assist in the Board's decision, staff has provided the total cash outlay required to make the annual debt service payments, both on an annual basis and over the life of the bonds, from the General Fund.

The Village's Debt Management Policy generally recommends that refunding transactions produce a minimum net present value savings of at least 3%. Below are the net present value savings for each option:
(1) refunding both series with no change in terms: 2.84%
(2) refunding both series with only 2015B maturity shortened by 1 year: 3.03%
(3) refunding both series with only 2015B maturity shortened by 2 years: 3.08%

Bob Vail, Managing Director at Bernardi Securities will present the refunding analysis for all

three options and proposed refunding timeline. He will be available to answer questions.

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Review and discuss the refinancing of bonds 2015A and 2015B

BOARD ACTION REQUESTED
Discuss and direct staff to prepare necessary refinancing documents for General Obligation Bond series 2015A and 2015B

ATTACHMENTS
Village of Lemont - Refunding Analysis (2015A&2015B) (Bernardi Securities) Updated 2.9.26.pdf
Total cash outlay for all debt payments from General Fund.pdf

Village of Lemont

Bond Refunding Opportunities for:

-General Obligation Bonds (ARS), Series 2015A&B Bonds

Presentation prepared for:

Village Board – Committee of the Whole

February 9, 2026

A presentation by:

Robert P. Vail, Managing Director Public Finance

BERNARDI SECURITIES INC.

MUNICIPAL BOND SPECIALISTS

Refunding Opportunities - General Obligation Bonds

The 2015A and 2015B Bonds can be refunded as tax-exempt at **anytime**:

OFFICIAL STATEMENT DATED JULY 9, 2015

New Issue — Rating: Moody's "Aa2"

In the opinion of Evans, Froehlich, Beth & Chamley, Bond Counsel, under existing law and assuming continued compliance with certain requirements of the Internal Revenue Code of 1986, as amended, the interest on the Bonds is excludable from gross income for federal income tax purposes is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations, but is taken into account in determining adjusted current earnings for the purpose of computing the federal alternative minimum tax imposed on certain corporations. Interest on the Bonds is not exempt from present State of Illinois income taxes. The Village intends to designate the Bonds as "Qualified Tax-Exempt Obligations" pursuant to Section 265(b)(3) of the Internal Revenue Code of 1986, as amended. See "TAX MATTERS" herein.

VILLAGE OF LEMONT
COOK, DUPAGE, AND WILL COUNTIES, ILLINOIS

$5,580,000 General Obligation Bonds (Waterworks and Sewerage Alternate Revenue Source), Series 2015A
$2,690,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2015B
$1,180,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2015C

Dated: Date of Delivery — **Due: See inside cover**

The $5,580,000 General Obligation Bonds (Waterworks and Sewerage Alternate Revenue Source), Series 2015A (the "2015A Bonds") and $2,690,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2015B (the "2015B Bonds") and $1,180,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2015C, (the "2015C Bonds" and together with the 2015A Bonds 2015B Bonds, the "Bonds") are being issued by the Village of Lemont, Cook, DuPage, and Will Counties, Illinois (the "Village"). Interest on the Bonds is payable semi-annually on June 1 and December 1 of each year, commencing December 1, 2015. The Bonds will be issued using a book-entry system. Amalgamated Bank of Chicago, Chicago, Illinois will act as the Paying Agent and Bond Registrar for the Bonds ("Paying Agent" and "Bond Registrar"). The Depository Trust Company ("DTC"), New York, New York, will act as securities depository for the Bonds. The ownership of one fully registered Bond for each maturity will be registered in the name of Cede & Co., as nominee for DTC and no physical delivery of Bonds will be made to purchasers. Individual purchases will be made in book-entry form only in denominations of $5,000 principal amount or any authorized integral multiple thereof.

PURPOSE AND SECURITY

The 2015A Bonds are being issued to (i) finance the acquisition, construction and installation of various improvements, extensions and facilities of the Waterworks and Sewerage System, and related facilities, improvements and costs (collectively, the "Project") and (ii) pay for costs of issuance of the 2015A Bonds. The 2015B Bonds will be used to (i) advance refund a portion of the Village's outstanding General Obligation Bonds (Alternate Revenue Source), Series 2007A (the "2007A Bonds") and (ii) pay for costs of issuance of the 2015B Bonds. The 2015C Bonds will be used to (i) advance refund a portion of the Village's outstanding General Obligation Bonds (Alternate Revenue Source), Series 2007 (the "2007 Bonds") and (ii) pay for costs of issuance of the 2015C Bonds. See "**THE BONDS – Purpose**" herein.

The 2015A Bonds are payable from (i) net revenues of the Village's Waterworks and Sewerage System (the "System") (i.e. generally gross revenues minus operation and maintenance expenses, the "Net Revenues"), (ii) the Village's receipts of the Retailer's Occupation Taxes, Service Occupation Taxes, Use Taxes and Service Use Taxes (collectively, and subject to any prior lien or pledge, the "Sales Taxes"), (iii) any tax to provide special services to the area served by the System hereafter adopted, levied or imposed pursuant to the Special Services Area Tax Law (the "SSA Taxes" and together with the Net Revenues and Sales Taxes, the "2015A Pledged Revenues"), and (iv) ad valorem taxes levied against all taxable property within the Village without limitation as to rate or amount (the "Pledged Taxes"), except that the rights of the owners of the 2015A Bonds and the enforceability of the 2015A Bonds may be limited by bankruptcy, insolvency, moratorium and other similar laws affecting creditors' rights and by equitable principals, whether considered at law or in equity, including the exercise of judicial discretion.

The 2015B Bonds are payable from (i) utility taxes imposed, collected and distributed pursuant to applicable law (the "Utility Taxes"), (ii) the Village's receipts of its distributive share of State of Illinois income taxes (such receipts referred to herein as the "Revenue Sharing Receipts" and together with the Utility Taxes, the "2015B Pledged Revenues"), and (iii) Pledged Taxes, except that the rights of the owners of the 2015B Bonds and the enforceability of the 2015B Bonds may be limited by bankruptcy, insolvency, moratorium and other similar laws affecting creditors' rights and by equitable principals, whether considered at law or in equity, including the exercise of judicial discretion.

The 2015C Bonds are payable from (i) Sales Taxes, (ii) incremental taxes derived from the Village's Downtown Canal District I Redevelopment Project Area (subject to any prior lien or pledge, the "Incremental Taxes", which are pledged for debt service payments only until June 1, 2027, and together with the Sales Taxes, the "2015C Pledged Revenues"), and (iii) Pledged Taxes, except that the rights of the owners of the 2015C Bonds and the enforceability of the 2015C Bonds may be limited by bankruptcy, insolvency, moratorium and other similar laws affecting creditors' rights and by equitable principals, whether considered at law or in equity, including the exercise of judicial discretion. See "**THE BONDS – Authorization and Security**" herein.

OPTIONAL REDEMPTION

The Bonds maturing on and after December 1, 2026 are subject to optional redemption prior to maturity in whole or in part in integral multiples of $5,000 in such amounts from such maturities as shall be specified by the Village (but in inverse order of maturity if there is no such specification) on any date on and after December 1, 2025 at a redemption price equal to the principal amount to be redeemed plus accrued interest to the redemption date, less than all of the Bonds of a single maturity to be selected by lot as the Bond Registrar determines, on the applicable redemption date and at a redemption price equal to the principal amount to be so redeemed, plus accrued interest to the redemption date. See **"THE BONDS – Optional Redemption"** herein.

THE VILLAGE INTENDS TO DESIGNATE THE BONDS AS "QUALIFIED TAX-EXEMPT OBLIGATIONS" PURSUANT TO SECTION 265(b)(3) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED

The Bonds are offered subject to prior sale, when, as and if issued by the Village and accepted by the Underwriter, and subject to the approval of the legality by Evans, Froehlich, Beth & Chamley, Champaign, Illinois, Bond Counsel. Ice Miller LLP, Chicago, Illinois, will act as Disclosure Counsel to the Village. Certain legal matters will be passed upon for the Underwriter by its counsel, Nixon Peabody LLP, Chicago, Illinois. It is expected that the Bonds will be available for delivery through the facilities of DTC on or about July 23, 2015.

BERNARDI SECURITIES
MUNICIPAL BOND SPECIALISTS

Refunding Opportunity – 2015A Bonds (W&S)

The below analysis assumes a **bond refinancing of the Village's 2015A Bonds**, based on current market bond yields and include all estimated costs of issuance. Assumes no change in the bond maturity or terms. The 2015A Bonds can be refunded as tax-exempt at **anytime.**

Village of Lemont
Cook, DuPage & Will Counties, Illinois
General Obligation Bonds (ARS), Series 2015A (Water & Sewer)

Current Amortization			
Year Ending 4/30	Principal (12/1)	Interest (6/1 and 12/1)	Total Debt Service
2026	385,000	102,200	$ 487,200
2027	400,000	86,800	486,800
2028	415,000	70,800	485,800
2029	435,000	54,200	489,200
2030	450,000	36,800	486,800
2031	470,000	18,800	488,800
	$ 2,555,000	$ 369,600	$ 2,924,600

After Hypothetical Refunding(1)					*Sensitivity Analysis*	
Year	Principal (12/1)	Interest (6/1 and 12/1)	Total Debt Service	Estimated Savings	Yields -0.20% Savings	Yields +0.20% Savings
2026	-	-	$ -	**$ -**	**$ -**	**$ -**
2027	415,000	61,688	476,688	**10,113**	**10,404**	**4,821**
2028	390,000	85,000	475,000	**10,800**	**11,300**	**5,550**
2029	415,000	65,500	480,500	**8,700**	**9,200**	**8,700**
2030	435,000	44,750	479,750	**7,050**	**12,550**	**7,050**
2031	460,000	23,000	483,000	**5,800**	**11,050**	**5,800**
	$ 2,115,000	$ 279,938	$ 2,394,938	**$ 42,463**	***$ 54,504***	***$ 31,921***

True Interest Cost……..	**4.00%**

True Interest Cost……..	**3.00%**	***2.80%***	***3.20%***
Net Present Value Savings……	**2.78%**	***3.03%***	***2.31%***

(1) Based on a hypothetical interest rate and includes estimated costs of issuance.

Refunding Opportunity – 2015B Bonds (Utility Tax)

The below analysis assumes a **bond refinancing of the Village's 2015B Bonds**, based on current market bond yields and include all estimated costs of issuance. Assumes no change in the bond maturity or terms. The 2015B Bonds can be refunded as tax-exempt at **anytime.**

Village of Lemont
Cook, DuPage & Will Counties, Illinois
General Obligation Bonds (ARS), Series 2015B (Utility Tax)

Current Amortization			
Year Ending 4/30	Principal (12/1)	Interest (6/1 and 12/1)	Total Debt Service
2026	15,000	102,330	$ 117,330
2027	15,000	101,865	116,865
2028	315,000	101,400	416,400
2029	410,000	88,800	498,800
2030	425,000	72,400	497,400
2031	445,000	55,400	500,400
2032	460,000	37,600	497,600
2033	480,000	19,200	499,200
	$ 2,565,000	$ 578,995	$ 3,143,995

After Hypothetical Refunding(1)					*Sensitivity Analysis*	
					Yields -0.20%	Yields +0.20%
Year	Principal (12/1)	Interest (6/1 and 12/1)	Total Debt Service	Estimated Savings	Savings	Savings
2026	-	-	$ -	$ -	$ -	$ -
2027	35,000	71,021	106,021	**10,844**	**16,428**	**5,261**
2028	285,000	120,000	405,000	**11,400**	**12,150**	**5,650**
2029	385,000	105,750	490,750	**8,050**	**13,800**	**7,550**
2030	400,000	86,500	486,500	**10,900**	**11,400**	**10,400**
2031	425,000	66,500	491,500	**8,900**	**14,400**	**8,400**
2032	440,000	45,250	485,250	**12,350**	**12,600**	**6,850**
2033	465,000	23,250	488,250	**10,950**	**16,200**	**5,700**
	$ 2,435,000	$ 518,271	$ 2,953,271	**$ 73,394**	***$ 96,978***	***$ 49,811***

True Interest Cost……..	**3.98%**

True Interest Cost……	**2.98%**	*2.78%*	*3.18%*
Net Present Value Savings……	**2.85%**	*3.66%*	*2.28%*

(1) Based on a hypothetical interest rate and includes estimated costs of issuance.

Refunding Opportunities – 2015A&B Bonds

The below analysis assumes the **combined bond refinancing** of the Village's 2015A and 2015B Bonds, based on current market bond yields and include all estimated costs of issuance. Assumes no change in the bond maturity or terms. The 2015A & 2015B Bonds can be refunded as tax-exempt at **anytime.**

Village of Lemont
Cook, DuPage & Will Counties, Illinois
General Obligation Bonds (ARS), Series 2015A & 2015B

Current Amortization			
Year Ending 4/30	Principal (12/1)	Interest (6/1 and 12/1)	Total Debt Service
2026	400,000	204,530	$ 604,530
2027	415,000	188,665	603,665
2028	730,000	172,200	902,200
2029	845,000	143,000	988,000
2030	875,000	109,200	984,200
2031	915,000	74,200	989,200
2032	460,000	37,600	497,600
2033	480,000	19,200	499,200
	$ 5,120,000	$ 948,595	$ 6,068,595

After Hypothetical Refunding(1)					*Sensitivity Analysis*	
Year	Principal (12/1)	Interest (6/1 and 12/1)	Total Debt Service	Estimated Savings	Yields -0.20% Savings	Yields +0.20% Savings
2026	-	-	$ -	$ -	$ -	$ -
2027	450,000	132,708	582,708	**20,957**	**26,832**	**10,082**
2028	675,000	205,000	880,000	**22,200**	**23,450**	**11,200**
2029	800,000	171,250	971,250	**16,750**	**23,000**	**16,250**
2030	835,000	131,250	966,250	**17,950**	**23,950**	**17,450**
2031	885,000	89,500	974,500	**14,700**	**25,450**	**14,200**
2032	440,000	45,250	485,250	**12,350**	**12,600**	**6,850**
2033	465,000	23,250	488,250	**10,950**	**16,200**	**5,700**
	$ 4,550,000	$ 798,208	$ 5,348,208	**$ 115,857**	***$ 151,482***	***$ 81,732***

True Interest Cost……..	**3.99%**		
True Interest Cost……	**2.99%**	*2.79%*	*3.19%*
Net Present Value Savings……	**2.84%**	*3.43%*	*2.30%*

(1) Based on a hypothetical interest rate and includes estimated costs of issuance.

Refunding Opportunity – 2015B Bonds (Utility Tax) – Option 2

The below analysis assumes a **bond refinancing of the Village's 2015B Bonds**, based on current market bond yields and include all estimated costs of issuance. Assumes shortening the maturity by 1-year. The 2015B Bonds can be refunded as tax-exempt at **anytime.**

Village of Lemont
Cook, DuPage & Will Counties, Illinois
General Obligation Bonds (ARS), Series 2015B (Utility Tax)

Current Amortization			
Year Ending 4/30	Principal (12/1)	Interest (6/1 and 12/1)	Total Debt Service
2026	15,000	102,330	$ 117,330
2027	15,000	101,865	116,865
2028	315,000	101,400	416,400
2029	410,000	88,800	498,800
2030	425,000	72,400	497,400
2031	445,000	55,400	500,400
2032	460,000	37,600	497,600
2033	480,000	19,200	499,200
	$ 2,565,000	$ 578,995	$ 3,143,995

After Hypothetical Refunding(1)					*Sensitivity Analysis*	
Year	Principal (12/1)	Interest (6/1 and 12/1)	Total Debt Service	Estimated Savings	Yields -0.20% Savings	Yields +0.20% Savings
2026	-	-	$ -	$ -	$ -	$ -
2027	105,000	71,604	176,604	(59,739)	(59,302)	(65,323)
2028	360,000	117,500	477,500	(61,100)	(60,350)	(66,850)
2029	460,000	99,500	559,500	(60,700)	(59,950)	(66,200)
2030	485,000	76,500	561,500	(64,100)	(58,350)	(64,350)
2031	510,000	52,250	562,250	(61,850)	(56,350)	(67,100)
2032	535,000	26,750	561,750	(64,150)	(58,900)	(64,150)
2033	-	-	-	499,200	499,200	499,200
	$ 2,455,000	$ 444,104	$ 2,899,104	$ 127,561	*$ 145,998*	*$ 105,228*

True Interest Cost……..	**3.98%**

True Interest Cost……..	**2.81%**	*2.68%*	*2.93%*
Net Present Value Savings……..	**3.09%**	*3.82%*	*2.47%*

(1) Based on a hypothetical interest rate and includes estimated costs of issuance.

Refunding Opportunities – 2015A&B Bonds - Option 2

The below analysis assumes the **combined bond refinancing** of the Village's 2015A and 2015B Bonds, based on current market bond yields and include all estimated costs of issuance. Assumes no change in the bond maturity or terms of the 2015A Bonds and shortening the maturity by 1-year for the 2015B Bonds. The 2015A & 2015B Bonds can be refunded as tax-exempt at **anytime.**

Village of Lemont
Cook, DuPage & Will Counties, Illinois
General Obligation Bonds (ARS), Series 2015A & 2015B

Current Amortization			
Year Ending 4/30	Principal (12/1)	Interest (6/1 and 12/1)	Total Debt Service
2026	400,000	204,530	$ 604,530
2027	415,000	188,665	603,665
2028	730,000	172,200	902,200
2029	845,000	143,000	988,000
2030	875,000	109,200	984,200
2031	915,000	74,200	989,200
2032	460,000	37,600	497,600
2033	480,000	19,200	499,200
	$ 5,120,000	$ 948,595	$ 6,068,595
True Interest Cost…….. 3.99%			

After Hypothetical Refunding(1)					*Sensitivity Analysis*	
Year	Principal (12/1)	Interest (6/1 and 12/1)	Total Debt Service	Estimated Savings	Yields -0.20% Savings	Yields +0.20% Savings
2026	-	-	$ -	$ -	$ -	$ -
2027	525,000	133,583	658,583	**(54,918)**	**(49,189)**	**(60,793)**
2028	755,000	202,750	957,750	**(55,550)**	**(54,550)**	**(61,800)**
2029	875,000	165,000	1,040,000	**(52,000)**	**(51,000)**	**(63,000)**
2030	920,000	121,250	1,041,250	**(57,050)**	**(51,050)**	**(62,550)**
2031	970,000	75,250	1,045,250	**(56,050)**	**(45,300)**	**(61,300)**
2032	535,000	26,750	561,750	**(64,150)**	**(58,900)**	**(64,150)**
2033	-	-	-	**499,200**	**499,200**	**499,200**
	$ 4,580,000	$ 724,583	$ 5,304,583	**$ 159,482**	***$ 189,211***	***$ 125,607***
True Interest Cost…….				**2.91%**	*2.71%*	*3.12%*
Net Present Value Savings…….				**3.03%**	*3.54%*	*2.41%*

(1) Based on a hypothetical interest rate and includes estimated costs of issuance.

Refunding Opportunity – 2015B Bonds (Utility Tax) – Option 3

The below analysis assumes a **bond refinancing of the Village's 2015B Bonds**, based on current market bond yields and include all estimated costs of issuance. Assumes shortening the maturity by 2-years. The 2015B Bonds can be refunded as tax-exempt at **anytime.**

Village of Lemont
Cook, DuPage & Will Counties, Illinois
General Obligation Bonds (ARS), Series 2015B (Utility Tax)

Current Amortization			
Year Ending 4/30	Principal (12/1)	Interest (6/1 and 12/1)	Total Debt Service
2026	15,000	102,330	$ 117,330
2027	15,000	101,865	116,865
2028	315,000	101,400	416,400
2029	410,000	88,800	498,800
2030	425,000	72,400	497,400
2031	445,000	55,400	500,400
2032	460,000	37,600	497,600
2033	480,000	19,200	499,200
	$ 2,565,000	$ 578,995	$ 3,143,995

After Hypothetical Refunding(1)					*Sensitivity Analysis*	
	Principal	Interest	Total	Estimated	Yields -0.20%	Yields +0.20%
Year	(12/1)	(6/1 and 12/1)	Debt Service	Savings	Savings	Savings
2026	-	-	$ -	**$ -**	$ -	$ -
2027	210,000	72,479	282,479	**(165,614)**	(160,177)	(171,052)
2028	465,000	113,750	578,750	**(162,350)**	(161,850)	(167,850)
2029	575,000	90,500	665,500	**(166,700)**	(161,200)	(166,950)
2030	600,000	61,750	661,750	**(164,350)**	(164,100)	(169,600)
2031	635,000	31,750	666,750	**(166,350)**	(161,100)	(166,350)
2032	-	-	-	**497,600**	497,600	497,600
2033	-	-	-	**499,200**	499,200	499,200
	$ 2,485,000	$ 370,229	$ 2,855,229	**$ 171,436**	*$ 188,373*	*$ 154,998*

True Interest Cost……..	**3.98%**

True Interest Cost……..	**2.76%**	*2.65%*	*2.89%*
Net Present Value Savings……..	**3.16%**	*3.89%*	*2.43%*

(1) Based on a hypothetical interest rate and includes estimated costs of issuance.

Refunding Opportunities – 2015A&B Bonds - Option 3

The below analysis assumes the **combined bond refinancing** of the Village's 2015A and 2015B Bonds, based on current market bond yields and include all estimated costs of issuance. Assumes no change in the bond maturity or terms of the 2015A Bonds and shortening the maturity by 2-years for the 2015B Bonds. The 2015A & 2015B Bonds can be refunded as tax-exempt at **anytime.**

Village of Lemont
Cook, DuPage & Will Counties, Illinois
General Obligation Bonds (ARS), Series 2015A & 2015B

Current Amortization			
Year Ending 4/30	Principal (12/1)	Interest (6/1 and 12/1)	Total Debt Service
2026	400,000	204,530	$ 604,530
2027	415,000	188,665	603,665
2028	730,000	172,200	902,200
2029	845,000	143,000	988,000
2030	875,000	109,200	984,200
2031	915,000	74,200	989,200
2032	460,000	37,600	497,600
2033	480,000	19,200	499,200
	$ 5,120,000	$ 948,595	$ 6,068,595

After Hypothetical Refunding(1)					*Sensitivity Analysis*	
Year	Principal (12/1)	Interest (6/1 and 12/1)	Total Debt Service	Estimated Savings	Yields -0.20% Savings	Yields +0.20% Savings
2026	-	-	$ -	$ -	$ -	$ -
2027	525,000	133,583	658,583	**(160,793)**	**(150,064)**	**(166,523)**
2028	755,000	202,750	957,750	**(156,800)**	**(156,050)**	**(162,800)**
2029	875,000	165,000	1,040,000	**(158,000)**	**(152,250)**	**(163,750)**
2030	920,000	121,250	1,041,250	**(157,300)**	**(156,800)**	**(167,800)**
2031	970,000	75,250	1,045,250	**(160,550)**	**(150,050)**	**(160,550)**
2032	535,000	26,750	561,750	**497,600**	**497,600**	**497,600**
2033	-	-	-	**499,200**	**499,200**	**499,200**
	$ 4,580,000	$ 724,583	$ 5,304,583	**$ 203,357**	***$ 231,586***	***$ 175,378***

True Interest Cost……..	**3.99%**

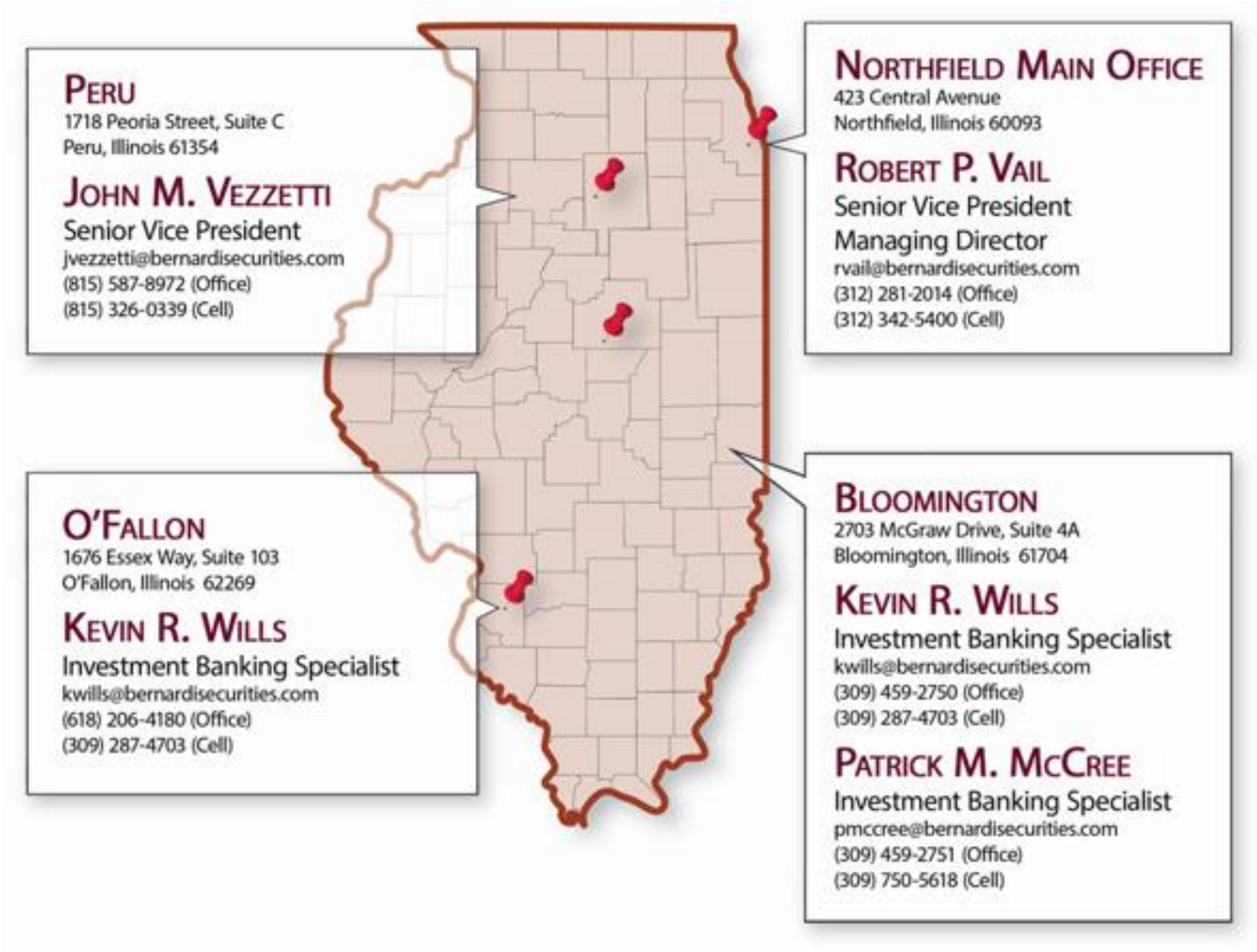
True Interest Cost……..	**2.86%**	*2.68%*	*3.07%*
Net Present Value Savings……..	**3.08%**	*3.59%*	*2.46%*

(1) Based on a hypothetical interest rate and includes estimated costs of issuance.

REGULATORY & COMPLIANCE

Until Bernardi is engaged on a particular transaction, the discussions between the Issuer and Bernardi are based solely on general market issues, topics, and other publicly available information and are not to be construed as a recommendation or advice. Bernardi Securities, Inc. is not recommending an action to the municipal entity or obligated person. Bernardi Securities, Inc. is not acting as an advisor to the municipal entity or obligated person and does not owe a fiduciary duty pursuant to Section 15B of the Exchange Act to the municipal entity or obligated person with respect to the information and material contained in this communication. Bernardi Securities, Inc. is acting for its own interests. The municipal entity or obligated person should discuss any information and material contained in this communication with any and all internal or external advisors and experts that the municipal entity or obligated person deems appropriate before acting on this information or material. The SEC believes that a person could rely on the general information exclusion from advice under the Final Rules when providing a municipal entity or obligated person with information that does not involve a recommendation, such as factual information that does not contain subjective assumptions, opinions, or views. Examples of this type of general information include: (a) information regarding a person's professional qualifications and prior experience (e.g., lists, descriptions, terms, or other information regarding prior experience on completed transactions involving municipal financial products or issuances of municipal securities); (b) general market and financial information (e.g., market statistics regarding issuance activity for municipal securities or current market interest rates or index rates for different types of bonds or categories of credits); (c) information regarding a financial institution's currently-available investments (e.g., the terms, maturities, and interest rates at which the financial institution offers these investments) or price quotes for investments available for purchase or sale in the market that meet criteria specified by a municipal entity or obligated person; (d) factual information describing various types of debt financing structures (e.g., fixed rate debt, variable rate debt, general obligation debt, debt secured by various types of revenues, or insured debt), including a comparison of the general characteristics, risks, advantages, and disadvantages of these debt financing structures; and (e) factual and educational information regarding various government financing programs and incentives (e.g., programs that promote energy conservation and the use of renewable energy).

CONTACT INFORMATION



TOTAL CASH OUTLAY FROM GENERAL FUND

Series 2014A, **2015B**, 2017A, 2020, Quarry Note

Current amortization - term FY2033

Fiscal Year	Principal	Interest	TOTAL
2026	646,229.84	203,770.04	849,999.88
2027	666,745.74	184,189.14	850,934.88
2028	682,285.33	163,984.55	846,269.88
2029	742,849.72	138,720.16	881,569.88
2030	768,440.03	111,129.85	879,569.88
2031	785,000.00	82,850.00	867,850.00
2032	810,000.00	53,800.00	863,800.00
2033	595,000.00	23,800.00	618,800.00
TOTAL	5,696,550.66	962,243.74	6,658,794.40

Refinance; term FY2033

Fiscal Year	Principal	Interest	TOTAL	Addtn'l cash/ (savings)
2026	646,229.84	203,770.04	849,999.88	-
2027	686,745.74	153,345.14	840,090.88	(10,844.00)
2028	652,285.33	182,584.55	834,869.88	(11,400.00)
2029	717,849.72	155,670.16	873,519.88	(8,050.00)
2030	743,440.03	125,229.85	868,669.88	(10,900.00)
2031	765,000.00	93,950.00	858,950.00	(8,900.00)
2032	790,000.00	61,450.00	851,450.00	(12,350.00)
2033	580,000.00	27,850.00	607,850.00	(10,950.00)
TOTAL	5,581,550.66	1,003,849.74	6,585,400.40	
			(73,394.00)	

Refinance; reduce term by 1 year to FY2032 (Option 2 pg 6)

Fiscal Year	Principal	Interest	TOTAL	Addtn'l cash/ (savings)
2026	646,229.84	203,770.04	849,999.88	-
2027	756,745.74	153,928.14	910,673.88	59,739.00
2028	727,285.33	180,084.55	907,369.88	61,100.00
2029	792,849.72	149,420.16	942,269.88	60,700.00
2030	828,440.03	115,229.85	943,669.88	64,100.00
2031	850,000.00	79,700.00	929,700.00	61,850.00
2032	885,000.00	42,950.00	927,950.00	64,150.00
2033	115,000.00	4,600.00	119,600.00	(499,200.00)
TOTAL	5,601,550.66	929,682.74	6,531,233.40	
			(127,561.00)	

Debt Service Fund

Refinance; reduce term by 2 years to FY2031 (Option 3 pg 7)

Fiscal Year	Principal	Interest	TOTAL	Addtn'l cash/ (savings)
2026	646,229.84	203,770.04	849,999.88	-
2027	861,745.74	154,803.14	1,016,548.88	165,614.00
2028	832,285.33	176,334.55	1,008,619.88	162,350.00
2029	907,849.72	140,420.16	1,048,269.88	166,700.00
2030	943,440.03	100,479.85	1,043,919.88	164,350.00
2031	975,000.00	59,200.00	1,034,200.00	166,350.00
2032	350,000.00	16,200.00	366,200.00	(497,600.00)
2033	115,000.00	4,600.00	119,600.00	(499,200.00)
TOTAL	5,631,550.66	855,807.74	6,487,358.40	
			(171,436.00)	

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Jamie Tate, Community Development
THROUGH: Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT: Discussion of Case 2025-26 926 Main Street Plat and Special Use
DATE: February 16, 2026

SUMMARY/BACKGROUND

The applicant, 926 Main Street, LLC, is requesting Special Use approval to allow contractor-related operations consisting of indoor maintenance and repair of fleet vehicles associated with a snow and ice removal business within the Downtown District. The applicant is also requesting approval of a Plat of Subdivision to subdivide the existing parcel into three lots. The Special Use applies only to Lot 2, which contains the existing building.

At its January 7, 2026, meeting, the Planning & Zoning Commission voted unanimously (6-0) to recommend approval of the Special Use with conditions and authorized approval of the Findings of Fact.

ANALYSIS

The subject property is located at 926 Main Street and is zoned Downtown District (D-D). The site includes an approximately 5,000-square-foot building that previously housed Reed's Automotive, which operated from this address since 1957. Following a fire in February 2024, the building was not reoccupied, and the prior legal nonconforming status was discontinued. Because contractor offices and auto repair uses are classified as Special Uses within the Downtown District, Village Board approval is required.

The applicant proposes to use the building solely for indoor repair and maintenance of company fleet vehicles associated with a snow and ice removal business. The operation will not include outdoor storage or outdoor vehicle repair. One repair employee will be on-site, and operations will occur only during daytime hours. Other general business operations, such as salt storage and fleet parking, will occur at a separate location.

The proposed Plat of Subdivision creates three lots. Lot 1, located on the west side of the property, will be retained for potential future redevelopment. Lot 2, located in the middle and containing the existing building, is the subject of the Special Use request. Lot 3, located on the east side, may be conveyed to the adjacent property owner, Turnabout Pizza. Limiting the Special Use to Lot 2 allows the remaining lots to redevelop independently in accordance with Downtown District standards.

<u>Comprehensive Plan</u>

The Future Land Use Map identifies the area as Mixed Use. The Comprehensive Plan supports a mix of commercial and residential uses within a pedestrian-oriented downtown. The Planning & Zoning Commission discussed the importance of maintaining a broad mix of uses within the Downtown District. The Commission determined that, with appropriate conditions, the proposed use would remain contained within the existing building, would not

introduce outdoor storage or visual clutter, and would not create nighttime operational impacts, thereby maintaining compatibility with surrounding properties.

Planning & Zoning Commission (PZC)
The PZC recommended approval of the Special Use, subject to the following conditions:

- Limiting the use to 926 Main Street, LLC.
- Prohibiting outdoor storage and outdoor repair activities.
- Requiring indoor-only operations.
- Requiring property maintenance and site clean-up.
- Requiring compliance with all applicable building codes and permits.
- Limiting the Special Use to Lot 2 only.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Staff recommends discussion of the item.

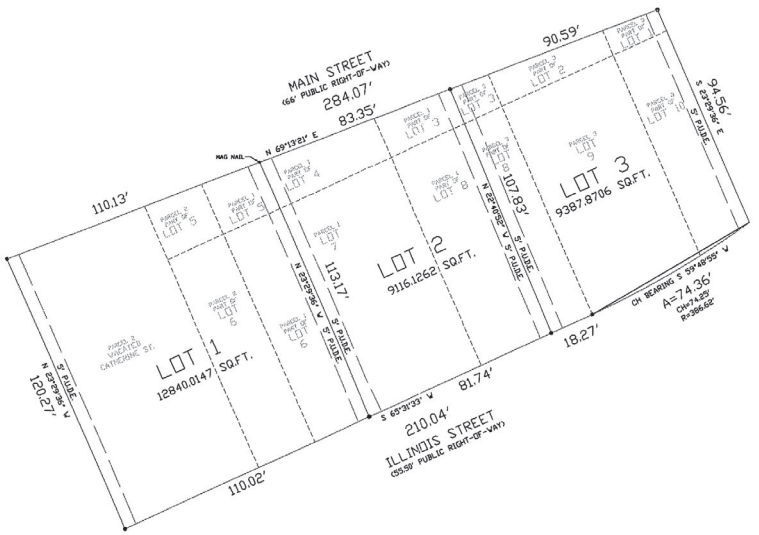
BOARD ACTION REQUESTED
Discussion of the item.

ATTACHMENTS
926 Main Street Plat of Survey
926 Main Street Subdivision

PLAT OF RESUBDIVISION
926 MAIN STREET RESUBDIVISION
OF

PIN NO. 22-20-425-004
PIN NO. 22-20-425-003
PIN NO. 22-20-425-006

PARCEL 1: *THE WEST 1/2 OF LOTS 3 AND 8, ALL OF LOTS 4 AND 7, AND THE EAST 1/2 OF LOTS 5 AND 6 LYING SOUTHERLY OF THE SOUTHERLY LINE OF MAIN STREET AND NORTHERLY OF THE NORTHERLY LINE OF NORTHERLY BRANCH OF ILLINOIS STREET ALL IN BLOCK 21, ALL IN ATHENS, BEING A SUBDIVISION OF THE NORTH PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*
PARCEL 2: *THE WEST 1/2 OF LOTS 5 AND 6 IN BLOCK 21 LYING SOUTHERLY OF THE SOUTHERLY LINE OF MAIN STREET IN ATHENS, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND ALSO THAT PART OF VACATED CATHERINE STREET LYING NORTH OF THE NORTHERLY LINE OF ILLINOIS STREET EXTENDED AND SOUTH OF THE SOUTHERLY LINE AS NOW VACATED OF MAIN STREET EXTENDED BETWEEN BLOCKS 21 AND 22, ALL IN ATHENS, A SUBDIVISION OF THE NORTH PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*
PARCEL 3: *THE WEST 1/2 OF LOTS 1 AND 10, ALL OF LOTS 2 AND 9, AND THE EAST 1/2 OF LOTS 3 AND 8 LYING SOUTHERLY OF THE SOUTHERLY LINE OF MAIN STREET AND NORTHERLY OF THE NORTHERLY LINE OF NORTHERLY BRANCH OF ILLINOIS STREET ALL IN BLOCK 21, ALL IN ATHENS, BEING A SUBDIVISION OF THE NORTH PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*



THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: VILLAGE OF LEMONT
ADDRESS: 418 MAIN STREET
LEMONT, ILLINOIS 60439

(ASSUMED NORTH)
SCALE 1"= 30'

BASIS OF BEARINGS: ILLINOIS STATE PLANE (NAD83)

OWNER'S CERTIFICATE

State of Illinois } SS
County of Cook }

I, _____, do hereby certify that I am the owner of the property described in the caption to the plat hereon drawn and as such owner, I have caused said property to be surveyed and resubdivided as hereon shown, as my own free and voluntary act and deed.

I 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; and grant and declare the Storm Water Drainage and Detention Easements as stated and shown on this plat.

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

Dated this ____ day of _____, 20___.

Owner: _____

OWNER'S 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 whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that he signed the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This ____ day of _____, 20___.

By: _____
Notary Public

SCHOOL DISTRICT CERTIFICATE

State of Illinois } SS
County of Cook }

This is to certify that to the best of my knowledge, I the undersigned as Owner of the property, which will be known as 926 Main Street Resubdivision is located within the boundaries of:

Elementary School District: Lemont - Bromberek 113a
High School District: Lemont High School, Dist. 210
Junior College District: Moraine Valley Community College

in Cook County, Illinois.

Dated this ____ day of _____, 20___.

By: _____
Owner

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 William Brennan, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Owner, appeared before me this day in person and acknowledged that he signed the subdivision plat as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This ____ day of _____, 20___.

By: _____
Notary Public

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 resubdivision or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the resubdivision.

Dated this ____ day of _____, 20___.

By: _____
Owner

SURVEYOR'S CERTIFICATE

State of Illinois } SS
County of Will }

I, MICHAEL G. HERWY, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed and resubdivided the property hereon described in the caption to the plat hereon drawn and that the said plat is a true and correct representation of the same. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees Fahrenheit.

I, MICHAEL G. HERWY, further certify that based on examination of the Federal Emergency Management Agency Flood Insurance Rate Map, Panel Number 17031C0586J, effective date of 08/19/2008, that the parcel included in this record of deed is not located in a special flood hazard area. It's located in Zone X, area determined to be outside the 0.2% annual chance floodplain.

Furthermore, I designate the Village of Lemont to act as my agent, for the purposes of recording this document.

Dated this 13th day of October, 2025.

By: _____
Illinois Professional Land Surveyor
License No.: 35-002900
License Expires: November 30, 2026

NOTES:
1. COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO, COMPARE ALL FIELD MEASURED LOT CORNERS & BUILDING TIES WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE. 2. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE; FIELD DETERMINATION OF CRITICAL POINTS SHOULD BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION. 3. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT. REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES. 4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DIFFER FROM RECORD DIMENSIONS BY 0.10 FEET OR MORE. 5. AREA IS BASED ON MEASURED DISTANCES AT TIME OF SURVEY. 6. CURVED LINES DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED. ALSO, ALL ARC AND TANGENT UNLESS OTHERWISE NOTED.

NICOR CORPORATION/NICOR GAS COMPANY

An easement is hereby reserved for and granted to Nicor Corporation and Nicor Gas Company, their successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances in, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "PU & DE" and the property designated on the plat for streets and alleys as required to provide the subdivision and other property, whether or not contiguous thereto, with gas supply services, together with the right to install required service connections for each lot. No buildings or other obstruction shall be constructed or erected in any such "Public Utility and Drainage Easement" or "PU & DE" areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

COMCAST COMMUNICATIONS

An easement is hereby reserved for and granted to Comcast Communications Corporation, operating within the Village of Lemont, it's successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of cable communication and broadcast signal systems in, under/ Across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "PU & DE" and the property designated on the plat for streets and alleys as required to provide the (subdivision/planned unit development) and other property, whether or not contiguous thereto, with communication and broadcast TV services, together with the right to install required service connections for each lot. No buildings or other obstruction shall be constructed or erected in any such "Public Utility and Drainage Easement" or "PU & DE" areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

COM ED COMPANY AND AT&T CORPORATION

An easement is hereby reserved for and granted to ComEd Company and AT&T Corporation, their respective successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of overhead and underground electric and communications cables and appurtenances in, over, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "PU & DE" and the property designated on the plat for streets and alleys required to provide the subdivision and other property, whether or not contiguous thereto, with electric and communications services, together with the right to install required service connections over or under the surface of each lot to serve improvements thereon, or on adjacent lots, the right to cut, trim or remove trees, bushes and roots, as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes.

No building or other obstruction shall be placed over grantees' facilities or in, upon or over the property within the "Public Utility and Drainage Easement" or "PU & DE" without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby. After installation of any such facilities, the grade of subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

REVISED: OCTOBER 24, 2025
CLIENT: WHITE
JOB NO.: 9177-23

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 resubdivision, as shown by the plans and specifications therefore, meet the minimum requirements of said Village and have been approved by all public authorities having jurisdiction thereof.

Dated this ____ day of _____, 20___.

By: _____
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 and duly approved by the court that confirmed the special assessment.

Dated at Lemont, Cook County, Illinois, this ____ day of _____, 20___.

_____
Village Treasurer

PRESIDENT & BOARD OF TRUSTEES 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___.

By: _____
President

Attest: _____
Village Clerk

COOK COUNTY HIGHWAY CERTIFICATE

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

State of Illinois } SS
County of Cook }

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

This _____ day of _____, 20___.

_____
Superintendent of Transportation and Highways
Cook County, Illinois

STATE OF ILLINOIS HIGHWAY CERTIFICATE

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to §2 of "An Act to revise the law in relation to plats," as amended. A plan that meets the requirements contrained in the Department's "Policy of Permits for Access Driveways to State Highways" will be required by the Department.

_____
Jose Rios, P.E.
Deputy Director of Highways

UTILITY AND DRAINAGE EASEMENT PROVISIONS

A non-exclusive perpetual easement is hereby reserved and granted to the Village of Lemont, and their successors and assigns over all areas designated "Public Utility and Drainage Easement" and those areas designated "PU & DE" on the plat, to construct, reconstruct, repair, inspect, maintain and operate various transmissions, distribution, and collection systems, including but not limited to water lines, sanitary sewers and storm sewers, together with any and all necessary valve vaults, fire hydrants, manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village, over, upon, along, under and through the surface of the property shown on the plat, together with the right of access for necessary labor, materials and equipment to do any of the above work. The right is also granted to cut down, trim or remove, without obligation to restore or replace any obstruction, including but not limited to trees, shrubs, other plants, structures or improvements on the easement that interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on said easement, but same may be used for gardens, landscape areas, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinance of the Village of Lemont and to Village approval as to design and location.

Perpetual easements are hereby reserved for and granted to the Village of Lemont and other governmental authorities having jurisdiction of the land, over the entire easement area for ingress, egress, and the performance of municipal and other governmental services including water, storm and sanitary sewer service and maintenance and emergency and routine police, fire, and other public safety related services.

ABBREVIATIONS:
A = ARC LENGTH
R = RADIUS
CH = CHORD LENGTH
(c) = RECORD VALUE
(m) = MEASURED VALUE
B.S.L. = BUILDING SETBACK LINE
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
NLY = NORTHERLY
NLY = NORTH-ERLY
ELY = EASTERLY
WLY = WESTERLY
TYP = TYPICAL

LEGEND:
ASPHALT, BRICK, WALL, CONCRETE, WOODY PVC, ENCLOSED COVERED
SCT PIPE, IRON PIPE, REDWOOD PIPE, CROSS, NOTCH, PK NAIL & AS NOTED
CHAIN LINK FENCE, WOOD FENCE, ALL OTHER FENCE TYPES

Associated Surveying Group, LLC
Post Office Box 26
P.O. Box 811 Bolingbrook, IL 60440
PH: 630-759-2702 FAX: 630-759-2703

PLAT OF RESUBDIVISION

926 MAIN STREET RESUBDIVISION

OF

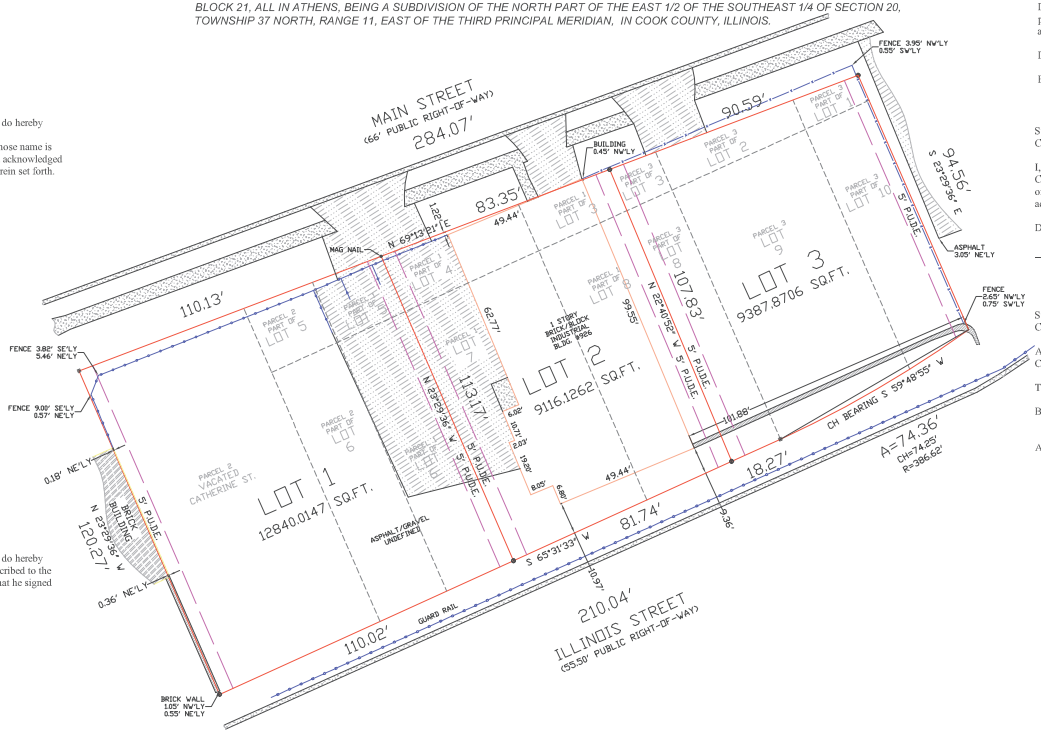
PARCEL 1: *THE WEST 1/2 OF LOTS 3 AND 8, ALL OF LOTS 4 AND 7, AND THE EAST 1/2 OF LOTS 5 AND 6 LYING SOUTHERLY OF THE SOUTHERLY LINE OF MAIN STREET AND NORTHERLY OF THE NORTHERLY LINE OF NORTHERLY BRANCH OF ILLINOIS STREET ALL IN BLOCK 21, ALL IN ATHENS, BEING A SUBDIVISION OF THE NORTH PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*

PARCEL 2: *THE WEST 1/2 OF LOTS 5 AND 6 IN BLOCK 21 LYING SOUTHERLY OF THE SOUTHERLY LINE OF MAIN STREET IN ATHENS, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND ALSO THAT PART OF VACATED CATHERINE STREET LYING NORTH OF THE NORTHERLY LINE OF ILLINOIS STREET EXTENDED AND SOUTH OF THE SOUTHERLY LINE AS NOW VACATED OF MAIN STREET EXTENDED BETWEEN BLOCKS 21 AND 22, ALL IN ATHENS, A SUBDIVISION OF THE NORTH PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*

PARCEL 3: *THE WEST 1/2 OF LOTS 1 AND 10, ALL OF LOTS 2 AND 9, AND THE EAST 1/2 OF LOTS 3 AND 8 LYING SOUTHERLY OF THE SOUTHERLY LINE OF MAIN STREET AND NORTHERLY OF THE NORTHERLY LINE OF NORTHERLY BRANCH OF ILLINOIS STREET ALL IN BLOCK 21, ALL IN ATHENS, BEING A SUBDIVISION OF THE NORTH PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*

PIN NO. 22-20-425-004
PIN NO. 22-20-425-003
PIN NO. 22-20-425-006

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:
NAME: VILLAGE OF LEMONT
ADDRESS: 418 MAIN STREET
LEMONT, ILLINOIS 60439



(ASSUMED NORTH)

SCALE 1"= 30'

20 10 0 10 20 30

BASIS OF BEARINGS:
ILLINOIS STATE PLANE
(NAD83)

OWNER'S CERTIFICATE

State of Illinois } SS
County of Cook }

I, _____, do hereby certify that I am the owner of the property described in the caption to the plat hereon drawn and as such owner, I have caused said property to be surveyed and resubdivided as hereon shown, as my own free and voluntary act and deed.

I 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; and grant and declare the Storm Water Drainage and Detention Easements as stated and shown on this plat.

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

Dated this ____ day of _____, 20___.

Owner: _____

OWNER'S 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 whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that he signed the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This ____ day of _____, 20___.

By: _____
Notary Public

SCHOOL DISTRICT CERTIFICATE

State of Illinois } SS
County of Cook }

This is to certify that to the best of my knowledge, I the undersigned as Owner of the property, which will be knows as 926 Main Street Resubdivision is located within the boundaries of:

Elementary School District: Lemont - Bromberek 113a
High School District: Lemont High School, Dist. 210
Junior College District: Moraine Valley Community College

in Cook County, Illinois.

Dated this ____ day of _____, 20___.

By: _____
Owner

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 William Brennan, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Owner, appeared before me this day in person and acknowledged that he signed the subdivision plat as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This ____ day of _____, 20___.

By: _____
Notary Public

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 resubdivision or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the resubdivision.

Dated this ____ day of _____, 20___.

By: _____
Owner

SURVEYOR'S CERTIFICATE

State of Illinois } SS
County of Will }

I, MICHAEL G. HERWY, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed and resubdivided the property hereon described in the caption to the plat hereon drawn and that the said plat is a true and correct representation of the same. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees Fahrenheit.

I, MICHAEL G. HERWY, further certify that based on examination of the Federal Emergency Management Agency Flood Insurance Rate Map, Panel Number 17031C0586J, effective date of 08/19/2008, that the parcel included in this record of deed is not located in a special flood hazard area. It's located in Zone X, area determined to be outside the 0.2% annual chance floodplain.

Furthermore, I designate the Village of Lemont to act as my agent, for the purposes of recording this document.

Dated this 13th day of October, 2025.

By: _____
Illinois Professional Land Surveyor
License No.: 35-002900
License Expires: November 30, 2026

NICOR CORPORATION/NICOR GAS COMPANY

An easement is hereby reserved for and granted to Nicor Corporation and Nicor Gas Company, their successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances in, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "PU & DE" and the property designated on the plat for streets and alleys as required to provide the subdivision and other property, whether or not contiguous thereto, with gas supply services, together with the right to install required service connections for each lot. No buildings or other obstruction shall be constructed or erected in any such "Public Utility and Drainage Easement" or "PU & DE" areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

COMCAST COMMUNICATIONS

An easement is hereby reserved for and granted to Comcast Communications Corporation, operating within the Village of Lemont, it's successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of cable communication and broadcast signal systems in, under/ Across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "PU & DE" and the property designated on the plat for streets and alleys as required to provide the (subdivision/planned unit development) and other property, whether or not contiguous thereto, with communication and broadcast TV services, together with the right to install required service connections for each lot. No buildings or other obstruction shall be constructed or erected in any such "Public Utility and Drainage Easement" or "PU & DE" areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

COM ED COMPANY AND AT&T CORPORATION

An easement is hereby reserved for and granted to ComEd Company and AT&T Corporation, their respective successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of overhead and underground electric and communications cables and appurtenances in, over, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "PU & DE" and the property designated on the plat for streets and alleys required to provide the subdivision and other property, whether or not contiguous thereto, with electric and communications services, together with the right to install required service connections over or under the surface of each lot to serve improvements thereon, or on adjacent lots, the right to cut, trim or remove trees, bushes and roots, as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes.

No building or other obstruction shall be placed over grantees' facilities or in, upon or over the property within the "Public Utility and Drainage Easement" or "PU & DE" without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby. After installation of any such facilities, the grade of subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

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 resubdivision, as shown by the plans and specifications therefore, meet the minimum requirements of said Village and have been approved by all public authorities having jurisdiction thereof.

Dated this ____ day of _____, 20___.

By: _____
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 and duly approved by the court that confirmed the special assessment.

Dated at Lemont, Cook County, Illinois, this ____ day of _____, 20___.

_____
Village Treasurer

PRESIDENT & BOARD OF TRUSTEES 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___.

By: _____
President

Attest: _____
Village Clerk

COOK COUNTY HIGHWAY CERTIFICATE

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

State of Illinois } SS
County of Cook }

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

This _____ day of _____, 20___.

_____
Superintendent of Transportation and Highways
Cook County, Illinois

STATE OF ILLINOIS HIGHWAY CERTIFICATE

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to §2 of "An Act to revise the law in relation to plats," as amended. A plan that meets the requirements contrained in the Department's "Policy of Permits for Access Driveways to State Highways" will be required by the Department.

_____
Jose Rios, P.E.
Deputy Director of Highways

UTILITY AND DRAINAGE EASEMENT PROVISIONS

A non-exclusive perpetual easement is hereby reserved and granted to the Village of Lemont, and their successors and assigns over all areas designated "Public Utility and Drainage Easement" and those areas designated "PU & DE" on the plat, to construct, reconstruct, repair, inspect, maintain and operate various transmissions, distribution, and collection systems, including but not limited to water lines, sanitary sewers and storm sewers, together with any and all necessary valve vaults, fire hydrants, manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village, over, upon, along, under and through the surface of the property shown on the plat, together with the right of access for necessary labor, materials and equipment to do any of the above work. The right is also granted to cut down, trim or remove, without obligation to restore or replace any obstruction, including but not limited to trees, shrubs, other plants, structures or improvements on the easement that interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on said easement, but same may be used for gardens, landscape areas, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinance of the Village of Lemont and to Village approval as to design and location.

Perpetual easements are hereby reserved for and granted to the Village of Lemont and other governmental authorities having jurisdiction of the land, over the entire easement area for ingress, egress, and the performance of municipal and other governmental services including water, storm and sanitary sewer service and maintenance and emergency and routine police, fire, and other public safety related services.

REVISED: OCTOBER 24, 2025
CLIENT: WHITE
JOB NO.: 91177-25

ABBREVIATIONS:
A = ARC LENGTH
R = RADIUS
CH = CHORD LENGTH
(r) = RECORD VALUE
(m) = MEASURED VALUE
B.S.L. = BUILDING SETBACK LINE
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
NELY = NORTHERLY
ELY = SOUTHERLY
ELY = EASTERLY
WLY = WESTERLY
TYP = TYPICAL

LEGEND:
ASPHALT, BRICK, WALL, CONCRETE, WOOD/PVC, ENCLOSED/COVERED
SET IRON PIPE, CROSS, IRON REBAR ROD, NOTCH PK NAIL AS NOTCH
CHAIN LINK FENCE, WOOD FENCE, ALL OTHER FENCE TYPES

NOTES:
1. COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO, COMPARE ALL FIELD MEASURED LOT CORNERS & BUILDING TIES WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE. 2. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE; FIELD DOCUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION. 3. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT. REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES. 4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF, MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DIFFER FROM RECORD DIMENSIONS BY 0.10 FEET OR MORE. 5. AREA IS BASED ON MEASURED DISTANCES AT TIME OF SURVEY. 6. CURVED LINES DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED. ALSO, ALL ARCS ARE TANGENT UNLESS OTHERWISE NOTED.

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Jamie Tate, Community Development
THROUGH: Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT: Discussion of Case 2025-19 1115 Warner Variations
DATE: February 16, 2026

SUMMARY/BACKGROUND

Lina Embroidery, Inc., represented by attorney Alexander Domanskis and contract purchaser of the 5,000 square-foot Lemont Township building at 1115 Warner Avenue, has applied for variations to the Unified Development Ordinance (UDO) related to a revised parking layout.

The 0.3-acre property is currently zoned R-6, Multi-Family Residential District and is proposed to be rezoned to B-1 Office Retail to allow Lina Embroidery to relocate its existing business. Lina's currently leases space at 1134 State Street and seeks to purchase the 1115 Warner property in order to expand and remain in the Village of Lemont.

Under the UDO, the proposed retail use requires 20 off-street parking spaces based on building size (one parking space per 250 square feet). Historically, the building operated as a governmental office and community center. Governmental uses do not require off-street parking, and the site functioned with reliance on available on-street parking and informal use of nearby private lots.

Prior Review and Site Plan Revisions

On September 3, 2025, the Planning & Zoning Commission (PZC) reviewed the rezoning and a variance request to reduce the required off-street parking for Lina's Embroidery. At that time, the PZC recommended approval of the rezoning to B-1 with a reduction in required off-street parking, subject to the applicant making good-faith efforts to secure off-site employee parking.

On-site parking was not proposed at that meeting, although the applicant noted they would explore providing on-site parking if directed by the Village.

Following the PZC recommendation, the project was discussed at the Committee of the Whole (COW) on September 15, 2025. During that meeting, the Board expressed interest in exploring whether some level of on-site parking could be accommodated on the subject property. The applicant was directed to work with Lemont Township to explore options.

At the December 2025 COW meeting, several on-site parking concepts were presented. The concept most favorably received included eight parking spaces located in the front yard between the building and Warner Avenue, partially within the public right-of-way. Because this configuration required additional variations, the proposal was referred back to the PZC for further review.

The variation requests associated with the proposed parking configuration included:

- **Section 17.10 (Off-Street Parking & Loading):** Reduction in required parking and

allowance of parking within the front yard
- **Section 17.20 (General Landscape Standards):** Reduction in required parkway landscaping
- **Section 17.21 (Commercial Design Standards):** Allow all required parking between the building façade and right-of-way
- **Section 17.26 (Streets, Alleys, Driveways & Rights-of-Way):** Allow parking and site improvements partially within the public right-of-way and modifications to required curb, gutter, sidewalk, and parkway improvements
- **Engineering Details LS-1b, LS-2, LS-3 and LS-5:** Modifications to standard curb, gutter, driveway, sidewalk, and apron requirements

ANALYSIS

Comprehensive Plan

Variation requests are generally outside the scope of the Comprehensive Plan. The Comprehensive Plan was referenced and discussed during the rezoning public hearing and prior meetings.

Planning & Zoning Commission (PZC)

At its February 4, 2026 meeting, the PZC held a public hearing to review the revised parking plan and hear public comment. Commissioners raised concerns regarding:

- Relocation of the sidewalk behind parked vehicles
- Pedestrian safety and vehicle conflicts
- Removal of parkway and green space
- Consistency with adopted design standards

The applicant reiterated efforts to secure parking access with the adjacent plaza but noted that the proposed agreement was financially burdensome and limited to a ten-year maximum term.

A neighboring resident at 1103 Warner Avenue spoke on behalf of area residents. A petition signed by 16 households was submitted in opposition to installation of the proposed front-yard parking. Neighbors expressed support for Lina's locating at the property but opposed the proposed parking configuration, citing existing on-street parking availability and concern over sidewalk relocation and streetscape impacts.

Following discussion, the PZC determined that the proposed front-yard parking configuration did not align with the Village's design standards and was not necessary given existing on-street parking conditions. The Commission noted that the plan required numerous variations and introduced pedestrian and vehicular conflicts that do not currently exist.

The PZC unanimously recommended:

1. Approval of a variation reducing the required off-street parking from 20 spaces to zero (consistent with its September 2025 recommendation); and
2. Coordination between staff and the applicant to address ADA parking requirements through appropriate on-street designation and signage, if necessary.

The PZC did not recommend approval of the additional variations associated with installation of front-yard parking.

The Commission’s prior recommendation for rezoning to B-1 with no off-street parking for Lina’s to locate at 1115 Warner Avenue remains in place.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Discussion of the item.

BOARD ACTION REQUESTED
A motion to discuss the item.

ATTACHMENTS
DRAFT PZC Minutes from February 4, 2026 Meeting
Proposed Parking Plan
PZC Staff Memo, Analysis & Documents for 1115 Warner On Site Parking Variations Feb 2026 Meeting
Neighbor's Petition Regarding Parking Variance from PZC
Proposed Parking Plan over Existing Conditions

Village of Lemont
Planning and Zoning Commission
Regular Meeting of February 4, 2026

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, February 4, 2026, in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Pro Tem McGleam called the meeting to order at 6:30 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:
Present: Cunningham, O'Connor, Shumrak, Zolecki, McGleam
Absent: Pawlak and Studebaker

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

C. Approval of Minutes

Commissioner O'Connor made a motion, seconded by Commissioner Shumrak to approve the minutes from the January 7, 2025, meeting with no changes. A roll call vote was taken:
Ayes: O'Connor, Shumrak, Cunningham, Zolecki, McGleam
Nays: None
Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Pro Tem McGleam stated that he is filling in for Chairman Studebaker this evening. He then asked for anyone who was planning on speaking this evening to please stand and raise his/her right hand. He then administered the oath.

III. PUBLIC HEARINGS

A. CASE 2025-19 – 1115 WARNER AVENUE VARIATIONS

Chairman Pro Tem McGleam 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 2025-19. A roll call vote was taken:
Ayes: Cunningham, Zolecki, O'Connor, Shumrak, McGleam
Nays: None
Motion passed

Chairman Pro Tem McGleam requested that staff provide an overview.

Staff Presentation

Jamie Tate, Consulting Planner, said Lina Embroidery is represented by attorney Alexander Domanskis. They are the contract purchaser of the site and have applied for the variations related to a revised parking lot layout at 1115 Warner Avenue. The site is 0.3 acres with an existing building that is 5,000 square feet. The existing zoning is R-6 and is proposed to be rezoned to the B-1 Office Retail district. Lina Embroidery is an existing Lemont business that currently operates out of a leased space in the plaza that is just to the east of the subject property. They are looking to relocate to Warner Avenue to maintain their business in the Village of Lemont and also expand their business.

The property is currently owned by Lemont Township. It has operated as an office and community center over the years. Government offices are allowed in the R-6 zoning district, and in that R-6 zoning district they do not require any off-street parking. Different uses require different parking for the property. So informally over the years, they relied on on-street parking that can be found in front, down the street, and the adjacent plaza parking lot. While the adjacent plaza parking lot appears to be associated with the subject property, it is actually not their property. It is owned and maintained by the owner of the plaza that is just to the east. Everybody would use that parking, but it is technically not part of the property.

Mrs. Tate stated the Planning and Zoning Commission did review the proposed rezoning and the off-street parking variation. Per the code, based on the size of the building, they would be required to have 20 off-street parking spaces. Since there is no off-street parking on the private property, there was consideration to allow that business to locate in that building and operate without technical off-street parking. So at that meeting in September, the PZC recommended approval of the rezoning from R-6 to B-1 with the reduction of off-street parking, with the following conditions:

1. Any approval of that parking variation should be expressly tied to the proposed use, subject to review if future use generates a higher parking demand.
2. Secure a location to permanently park employees. Continue negotiations with plaza ownership or locate another surface parking lot in the vicinity to secure as much parking as possible.

The applicant has not been able to secure an agreement with the adjacent plaza. They have been exploring other options. Other considerations that were discussed at that meeting could be getting a contract or agreement with the plaza, or there is parking to the north with the multi-family. These did not come to fruition. There is an opportunity to have on-street parking that is behind the plaza, where there are no homes on that side. Following the PZC meeting, the applicant went to the Committee of the Whole (COW) in September and December. There was a desire to explore the opportunity for off-street parking on their actual property. The plan that was discussed at the COW is the plan in front of the Commission today. Due to the location and variations, it has to come back through this Commission.

Mrs. Tate said the eight parking stalls that they are proposing, are in the front yard between the building and Warner Avenue. The configuration places them straddling the front yard of the actual private property and the Village right-of-way, which would not be allowed in the UDO. Front yard setback regulations exist in the UDO to maintain a consistent streetscape, to allow pedestrian orientation, and to limit the visual dominance of parking along commercial corridors. The applicant has indicated that the business is low-intensity in nature. They have approximately six employees and limited customer interactions. A lot of their business is online through appointments. On the revised site plan, the internal pedestrian pathway is proposed to be behind the parking spaces rather than between the parking area and the building. The proposed pedestrian pathway does increase the possibility of vehicle and pedestrian conflicts. Sidewalk placement in front of the parking is generally intended to reinforce pedestrian safety and provide a more direct and visible entrance to the building.

There are several variations that would be required for this proposed plan. The first would be to allow the reduction in the required parking. It still requires 20 off-street parking stalls, and they are proposing to have eight stalls. There is a variation from the general landscape standards. The landscape code, when it comes to parking and parkways, states that there has to be a certain amount of trees and landscaping associated with those parking stalls and along a right-of-way. There would not be any location for any sort of landscaping with the proposed plan. In the commercial design guidelines, it states that for developments in this district, no more than 50% of the required off-street parking can be located between the front facade of the building and the primary abutting street. The parking that is being proposed is entirely in this area, so it would be a variance from the commercial design requirements. There are some engineering standards that are found in the UDO that have to do with curb and gutter, sidewalk width, and other improvements that would require variations because they are in the public right-of-way and on private property. It would be a variation from 17.26.

Mrs. Tate stated they did look at the standards for variations. The first standard is to verify that the proposal is in harmony with the general purpose and intent of the Unified Development Ordinance. The UDO is intended to promote health, safety, and welfare, to ensure adequate access and circulation, and to maintain neighborhood character. While the property historically operated without the onsite parking due to its governmental use, the current request proposes locating parking within the front yard and partially within the public right-of-way. The front yard setback and commercial design guidelines are intended to preserve a pedestrian-oriented-streetscape, and limit the visual prominence of parking that you find along public streets. Locating the parking between the building and Warner Avenue does raise consistency concerns with the objectives that you find in our UDO.

Second, is the plight of the owner is due to unique circumstances, and strict enforcement would result in practical difficulties. The property is an existing small lot, but it has been developed without onsite parking. Typically, these conditions are not found in the R-6 or B-1 zoning district. The practical difficulties cited by the applicant do relate to the physical constraints of the site and the inability to provide on-site parking without this encroachment that you find in the front yard and public right-of-way. Lastly, the variation will not alter the essential character of the locality and will not be a detriment to the adjacent property. Placing the parking in the front yard does increase vehicle-pedestrian conflicts. While the applicant has indicated that the proposed business is low intensity with limited employees, the long-term impact of the front yard parking does depend on future operations and any potential change that could come with the use ever leaving. Granting the requested variations may set a precedent for similar parking configurations with proximity to residential properties and may affect streetscape character and pedestrian comfort.

Mrs. Tate said the property was previously reviewed by the PZC with a positive recommendation to go to B-1, with that reduction of off-street parking. The current site request, with the parking that they are requesting in the front yard, does differ from the prior review. The revisions do introduce considerations related to street safe character, pedestrian orientation, and consistency with the UDO. If the Planning and Zoning Commission were to recommend approval and consider this new plan, it would move the hydrants in the front yard, the sidewalk, and removes all the green space as well. Staff has proposed several conditions as part of a recommendation.

It still keeps the same conditions that were proposed before. There is a condition to make sure that parking stalls, pavement, or site improvements get tied into a license agreement with the Village and the property owner, due to the fact that it straddles the public right-of-way and also private property. Expectations of repair and maintenance should be

included in that license agreement. There needs to be a clear pedestrian pathway from the proposed sidewalk to the front entrance. Parking spaces should be reviewed through the Village Engineer and the planning staff. Lastly, there should be some consideration given to relocating that pedestrian pathway. The pathway is not a safe way for pedestrians to travel. This would conclude staff's presentation.

Chairman Pro Tem McGleam asked if there were any questions for staff from the Commission.

Commissioner Shumrak asked why they are not seeing a plan for the sidewalk in front of the parking.

Mrs. Tate stated that through discussions at the COW, there were a lot of options shown. There was a sidewalk being shown going more towards the building. There was a lot of feedback and a lot of discussion at that meeting. This is the plan that came out of that discussion. When it goes to the Committee of the Whole, they have different standards that they look at. The Planning and Zoning Commission has a UDO that they have to consider.

Commissioner Shumrak said he would not allow his kids to ride their bikes that way.

Commissioner O'Connor asked who was responsible for moving the fire hydrants.

Mrs. Tate stated that it still needs to be negotiated through some sort of agreement. The applicant's attorney might be able to answer that question further.

Commissioner Cunningham asked if the Village Engineer had seen this plan or commented.

Mrs. Tate said he did go out to the site and tried to work to see what they could come up with. But it has not been engineered. It is a way to provide the on-site parking that may be needed.

Chairman Pro Tem McGleam stated it is a concept plan at this time. He asked if there were any further questions for staff from the Commission. None responded. He then asked the applicant to come up to give a presentation.

Applicant Presentation

Al Domanskis stated he was here on behalf of Lina Embroidery. This is truly a unique site, and he does not think it sets a precedent. He then introduced the people who were with him this evening. When they were here in September, he presented at that time, proceeding without any parking. There is plenty of parking on one side of the street behind the shopping center. This is a lot less intense of a use than the Township. At that time, he said they would come back in a year or two and see if it is working. It was approved, and it was stated that they need to make their best effort to come up with something for parking.

They had communicated with the shopping center. The shopping center came back with a proposal of $7,000 a year, with a 3% increase every year, with a ten-year max. They had asked if they could buy the parking right alongside where the parking is right now. They would not allow them to buy. They asked for an easement to be able to develop in the back and put parking in the back. Again, they would not allow it. The Township Supervisor has been working with the Village, Village Engineer, and Public Works. It was held up because the Village and the Township thought they would go on their own behalf to the shopping center to see if they could work something out. They were not able to do anything with the shopping center. The plans kept going back and forth, and at the last Committee of the Whole meeting, this plan was presented.

Mr. Domanskis said that due to the additional variation standards, they had to re-notice the public hearing. He did get one response from a neighbor, and he did not think any parking was required. They are okay with the Village's recommendation to accept this plan because they think the Village is going to require some sort of parking. They agree with the recommendations presented by staff.

Commissioner Zolecki stated, just for clarification, it was mentioned that in September, there was a discussion about the limited amount of off-street parking. The insinuation at that time was that something could be worked out with the shopping plaza, and that did not work out. So they did give their best efforts.

Mr. Domanskis said they did try. They went back multiple times, but they got turned down with absolutely everything.

Commissioner Zolecki stated he wanted to clarify that was the insinuation of the discussion about the best efforts and not necessarily recommending that they do what they are looking at today. This is a plan B that they arrived at which they are seeing today.

Mr. Domanskis said yes. When the contract was signed, the biggest issue was the parking. The Village and the Township both tried to intercede on their behalf, but the shopping center was not moving at all.

Commissioner Cunningham asked where the shopping center was allowing the parking with their proposal.

Mr. Domanskis showed on the overhead where the parking was located. They were limiting it to ten parking spaces for $7,000 a year, with a 3% increase each year, with a max of 10 years. Essentially, to him, it was extortion. That parking lot is not used at all.

Commissioner Zolecki stated that this plan is a significant cost with having to move the hydrants.

Mike Shackel, Lemont Township Supervisor, said in regard to the fire hydrant, he had talked with the Village and Public Works. Public Works did say they would move the fire hydrants. The sidewalk placement was a Village recommendation. Public Works thought that for snow removal, it would be better, and they would maximize the green space.

Commissioner Shumrak asked how many parking spaces they would be able to fit if they were parallel.

Mr. Domanskis stated three.

Chairman Pro Tem McGleam asked if there was any discussion about doing angle parking.

Mr. Domanskis said they did look at that. They also looked at putting a driveway in, but that would have meant less parking, and it would have ruined all the green space in the front.

Chairman Pro Tem McGleam asked if there were other places in Lemont where they had angled parking. He has seen it in other places, and where it was extended even into the right-of-way.

Mrs. Tate stated she has seen it in other communities, but she is not sure she has seen it here.

Chairman Pro Tem McGleam said he would like to see the existing sidewalk remain and do angle parking, even if it extends into the public right-of-way. Then you have a sidewalk in front of the cars, and where people can exit a car onto a sidewalk.

Mr. Shackel stated he was the one who met the Village Engineer out at the site. It was the Village's recommendation to park straight in as opposed to the angled parking.

Chairman Pro Tem McGleam said he thinks you have to have a sidewalk between the building and the stalls.

Mr. Shackel stated that putting another sidewalk on the front would be redundant in his opinion.

Chairman Pro Tem McGleam said if you have a sidewalk in front of the cars, you would not need one behind the cars.

Mrs. Tate stated there were a lot of different options. When they first showed the sidewalk, it was shown in front of the parking stalls and also behind. The redundancy was discussed as it does not make sense. They ended up deciding to put it behind. When the Board is considering these site plans, they do not necessarily know where the code standards are at that point, so they wanted feedback from this Commission and the public.

Commissioner Zolecki said, going back to his clarification from earlier about the meeting back in September, he appreciates all the talk and ideas. He feels they need to take a step back. They are talking about a business that has a very limited number of employees and even fewer customers coming in. There are on-street parking opportunities along the street, both directly in front and down the street. It was pointed out that they made their best efforts. You would hope that the adjacent property owner could be a little bit more amenable to 10 spaces that nobody is ever in for their business. Regardless, they do this all the time for businesses that have a very limited amount of use. They are going to go and put the burden of this cost on a business owner and destroy the fabric of the street. There is a laundry list of variations on how none of this meets the UDO. It would be destroying a portion of a residential area, dissecting pedestrian traffic along that way, and putting a sidewalk behind cars backing up. He asked why they needed any off-street parking for this business.

Chairman Pro Tem McGleam stated he agrees.

Mr. Domanskis said the problem is that they do more than is required because they have these UDO standards. They are willing to say that it is limited to this business. If there is

a problem, then they could come back. He would love it if they did not have to put in any parking, because it would save everyone money, and he does not believe it is necessary. The plan could be approved, and if they need it a year or two from now they do not have to come back for another hearing. This has been their second hearing since September. He is trying to get a place for his client to move into so they can expand their business.

Chairman Pro Tem McGleam said if you look down the east side of Warner which has the parking lot, nobody is going to park there. From a zoning standpoint, this plan is only netting five additional spaces.

Mr. Domanskis stated his client is currently so packed in at their current location. They would like to proceed one way or another because it has been five months now.

Chairman Pro Tem McGleam said they should hear from the neighbors if they are thinking of relying on the on-street parking. He asked if there was anyone in the audience who would like to speak in regard to this public hearing.

Public Comment

David Walwark stated he is a resident of Warner Avenue. He wants a business like Lina's to be next to their house. When he received the picture of the plan in the mail, he went and talked to the rest of his neighbors. He was able to talk to 16 households, including himself. He and his wife do not agree with the proposed parking lot. They walk this path to Pete's all the time. There is a lot of parking to the south because there are no houses there. Nobody parks along there. There is already a huge parking lot across the street from their house, and they do not want another one.

He asked his neighbors to sign a petition saying, "The Village of Lemont should provide a variance for zero parking spots at the old Township location." He then read all the names of everyone who signed it. They do not want the parking lot to be there, but they welcome Lina's to the area. There is so much parking here already. He did clarify with the neighbors that they understand people would be parking on the street, and they were all in agreement that it would be better than another parking lot. Everyone in the area has driveways and garages. Even the townhomes have parking in the back. It is not like they are lacking places to park. He told his neighbors that he would represent them this evening. They do not think there should be a parking lot here, but they think Lina's should be in that property.

Commissioner Shumrak said it is nice to hear that the neighbors are in support of this.

Daniel Flores stated he did not come to the meeting for this hearing, but he would like to give his opinion. He feels the neighbor who spoke is right. He has a small business, and he has been having some issues with code ordinances that do not make sense to him. He agrees that having a sidewalk go behind cars does not make sense. He thinks it could be an engineering flaw, and they should look at getting a better engineer who could provide different solutions. Apparently, at his home, there are ordinances that, according to Lemont, he is violating. He went to the city hall and asked prior to doing things. He was told he could do them, and now, all of a sudden, he is getting fines. What he is trying to say is that he feels that there should be more awareness about these ordinances.

Commissioner Zolecki asked if the applicant would fully support removing any off-site parking requirements.

Mr. Domanskis said absolutely, he does not think it is necessary. They just want the opportunity to see what happens. They are more than happy to look at the parking a year or two from now.

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

Commissioner O'Connor made a motion, seconded by Commissioner Cunningham to close the public hearing for Case #2025-19. A roll call vote was taken:
Ayes: O'Connor, Cunningham, Shumrak, Zolecki, McGleam
Nays: None
Motion passed

Plan Commission Discussion

Chairman Pro Tem McGleam said his concern is that there is an obvious expectation outside of the Commission that there be off-street parking provided. They had two Committee of the Whole meetings, and this is what they got back.

Commissioner Zolecki stated they also tasked them to do their best effort in trying to provide off-street parking.

Chairman Pro Tem McGleam said he is very comfortable with a recommendation that there be a variance for off-street parking.

Commissioner Zolecki stated they could put handicap parking in front of their business and have a depressed curb and a sign stating handicap parking.

Chairman Pro Tem McGleam said the responses from the neighbors were very compelling.

Commissioner Zolecki stated they were tasked with reviewing it and seeing if it aligns, and meets the UDO standards, and it does not align.

Chairman Pro Tem McGleam asked if there were any further comments. None responded. He then called for a motion for a recommendation.

Plan Commission Recommendation

Commissioner Zolecki made a motion, seconded by Commissioner O'Connor to recommend to the Mayor and Board of Trustees approval of Case #2025-19 – 1115 Warner Variation with the following condition:

1. The variation for off-street parking will be reduced to zero instead of 20.
2. Staff and the applicant will work together to satisfy any ADA parking requirements on the street with appropriate signage as deemed necessary.

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

Commissioner Cunningham made a motion, seconded by Commissioner Shumrak to authorize the Chairman to approve the Findings of Fact for Case 2025-19 as prepared by staff. A roll call vote was taken:
Ayes: Cunningham, Shumrak, O'Connor, Zolecki, McGleam
Nays: None
Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

None

VI. AUDIENCE PARTICIPATION

Daniel Flores said, as he stated earlier, there are certain things he does not agree with regarding ordinances. He moved from the city because he wanted to live in a small Village. He is trying his best to fix up his house. He keeps getting fines for things that he does not understand. He understands that they have ordinances because they want to keep the houses looking nice. The past two years for him and his business have been horrible, and he is doing his best. He had to go to the police station to report the code enforcement officer for the way he threatened him and for his aggressive manner. All he did was ask him for his suggestion or knowledge on how to fix the issue. He was not able to provide an answer.

He tried to go to the Village and address the issue before it got bigger. He feels that it escalated things and made it worse instead of trying to fix it. It is the middle of winter, and some of the things he is not able to fix are due to the weather conditions. He cannot go on his roof at this time. He is not trying to fight the ordinances and understands that there needs to be regulations. He is trying to make sense of certain things because certain things from a common-sense perspective are not making sense to him. He has gone to the Committee of the Whole meetings and feels he was not treated appropriately. He left the big city for those reasons.

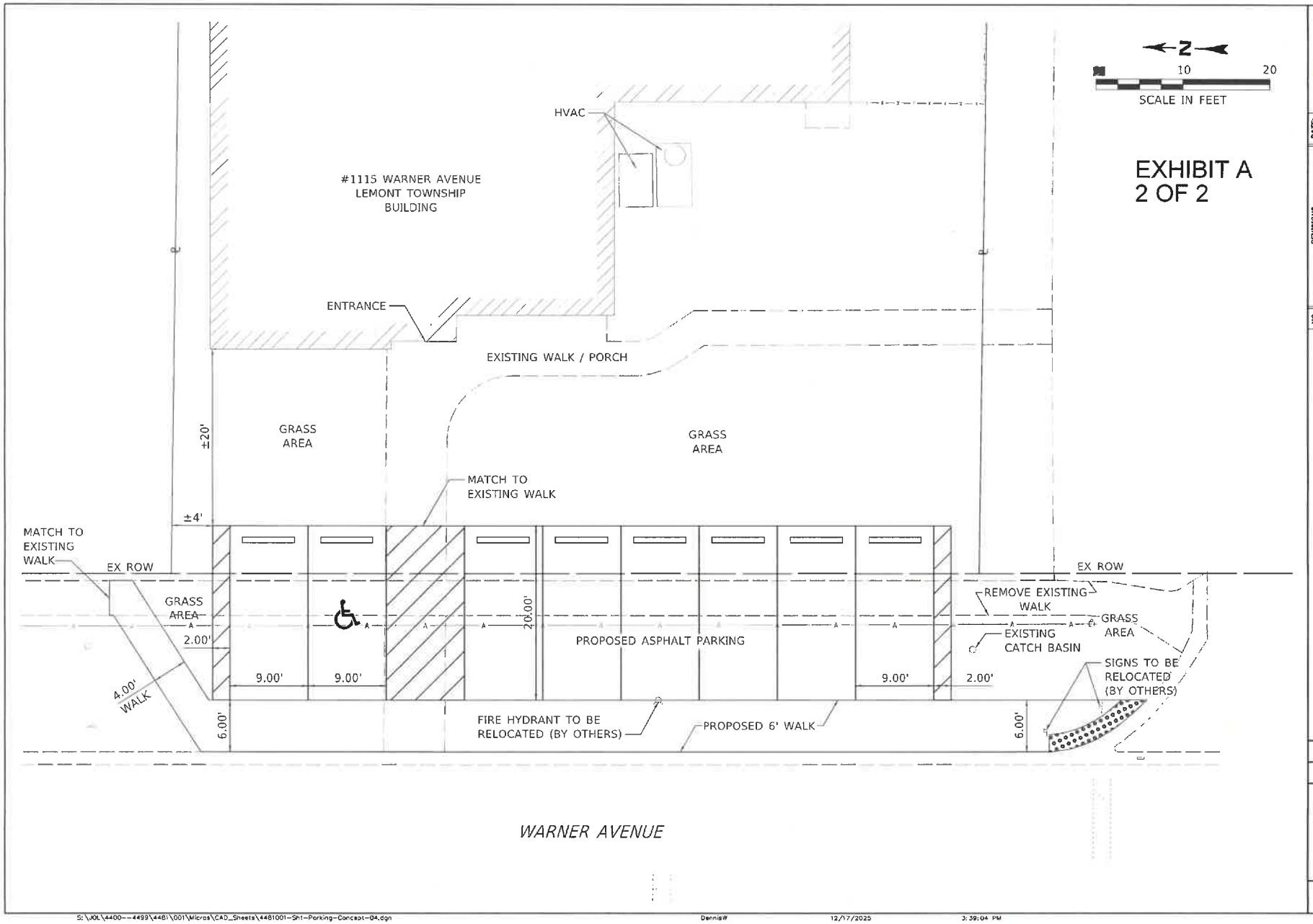
Mr. Flores stated another issue he has is the trees in front of the street that need maintenance, and nobody does anything about them. He understands that the trees are his responsibility, but if he cuts them down, then he gets fined. He currently has no water. There is a boot-looking box thing on his water valve, and to him, that is extortion and intimidation. He is still getting charged every month, but he has no water. The last time he was at a COW meeting, there was someone asking for TIF money for building a warehouse. This does not make sense to him. Some residents do not have water due to a hardship, yet there are companies asking for free handouts. These are just his opinions.

VII. ADJOURNMENT

Chairman Pro Tem McGleam called for a motion to adjourn the meeting.

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

Minutes prepared by Peggy Billig



LEMONT

NO.	REVISIONS	DATE:
1	PER REVIEW	12-17-25

PARKING CONCEPT PLAN

1115 WARNER AVENUE
LEMONT TOWNSHIP
LEMONT, ILLINOIS

JOB NO.
4481.001
PROJECT MGR.
AJS

STRAND ASSOCIATES®

SHEET

S:\J0L\4400--4499\4481\001\Micros\CAD_Sheets\4481001-Sht-Parking-Concept-04.dgn DennisW 12/17/2025 3:39:04 PM

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

CASE NUMBER & NAME
2025-19 1115 Warner Variations

APPLICANT & CONTRACT PURCHASER
Lina Embroidery c/o Alexander Domanskis

DATE
February 4, 2026

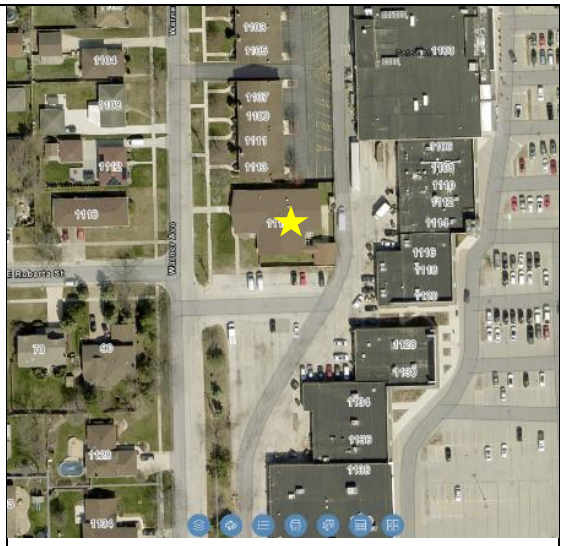
PROPERTY ADDRESS/LOCATION
1115 Warner Ave. / PIN: 22-29-310-003-0000

BRIEF SUMMARY OF REQUEST

Lina Embroidery, Inc., represented by attorney Alexander Domanskis, contract purchaser of the property at 1115 Warner Avenue, has applied for variations to the Unified Development Ordinance (UDO) related to a revised parking layout. The subject property was previously reviewed by the Planning & Zoning Commission (PZC) for rezoning from R-6 to B-1 and a reduction in required off-street parking.

Following discussion at the Committee of the Whole (COW), the application has been referred back to the PZC for consideration of a revised site plan **proposing eight (8) on-site parking** spaces located within the front yard and partially within the public right-of-way. The revised layout differs from the prior review, which considered only a reduction in the number of required parking spaces and did not include on-site or front-yard parking. The following variations are requested in order to construct the proposed parking stalls:

- Section 17.10 Off Street Parking & Loading
- Section 17.20 General Landscape Standards
- Section 17.21 Commercial Design Requirements
- Section 17.26 Streets, Alleys, Driveways and Rights-of-way
- Engineering Details LS-1b, LS-2, LS-3, LS-5
- Any other code sections not identified at this time but occurring as a part of the proposal.



Source: Village of Lemont GIS

EXISTING ZONING / PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
Village of Lemont R-6, Multi-Family Residential District / B-1, Office/Retail Transitional District	Vacant government office building	**North**: Village of Lemont R-6 / Multi-Unit condo buildings with surface parking lot **South**: Village of Lemont B-3 / Surface parking lot for Lemont Plaza **East**: Village of Lemont B-3 / Lemont Plaza **West**: Village of Lemont R-4A / Existing detached single-family home	Variations	13,113 square feet (0.3-acres) Building: Approx. 5,000 square-feet

PROPERTY HISTORY

The 0.3-acre subject property is zoned R-6, Multi-Family Residential District and has historically been used as a government office building under Township and Park District ownership. Parking for the site has traditionally relied on on-street spaces and the adjacent plaza parking lot. Government uses are not required to provide off-street parking under the UDO. At the September 3, 2025 meeting, the PZC reviewed the property for rezoning from R-6 to B-1 Office/Retail Transitional District and a variation to reduce required off-street parking, recommending approval of both requests, subject to the following conditions:

1. Any approval of the parking variation should be expressly tied to the proposed use and/or subject to review if a future use generates higher parking demand.
2. Secure a location to permanently park employees. Continue negotiations with plaza ownership or locate another surface parking lot in the vicinity to secure as much off-street parking as possible.

The current request differs from the prior review in that it proposes the construction of on-site parking within the front yard and partially within the public right-of-way.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Parking Plan & Supporting Documents
4. COW Memo from September 15, 2025
5. PZC Minutes September 2025 meeting
6. PZC Staff Memo & Analysis from September 2025

Attachment 1 – Staff Analysis – 1115 Warner Variations Request



Comprehensive Plan. The Lemont 2030 Comprehensive Plan identifies the subject property's future land use as Mixed Use (MU) indicated by the brown color on the future land use map (circled in red). The Mixed-Use designation is intended to accommodate a blend of land use, including commercial, office, residential, and institutional, that can function together in a compatible, walkable environment.

Lemont 2030 Plan Alignment.

- **Supports Adaptive Reuse:** The rezoning allows for reuse of a former government building, consistent with the Plan's goal of reinvesting in existing structures and infrastructure rather than pursuing greenfield development.
- **Encourages Neighborhood-Scale Commercial:** The B-1 District permits low-intensity office and retail uses that serve nearby residents. This is in line with the Plan's Mixed Use vision, which anticipates a balance of commercial and residential activity.
- **Provides a Transitional Land Use:** The property is at the intersection of higher-intensity commercial (B-3) and residential districts (R-6, R-4, R-4A). The B-1 designation provides a context-sensitive transition, consistent with the Plan's principle of buffering residential areas from intensive commercial activity.
- **Strengthens Local Economy:** The proposed use by Lina Embroidery, a long-standing local business, supports the Plan's economic development objective to retain and expand businesses within the community.
- **Enhances Corridor Character:** Located along State Street near a major commercial center, the proposed rezoning integrates a neighborhood-serving business into the broader commercial corridor, furthering the Plan's intent to reinforce corridors as mixed-use nodes.

The rezoning from R-6 to B-1 was found to be consistent with the Lemont 2030 Comprehensive Plan's Mixed Use designation for the purpose of Lina's Embroidery, as it supports reinvestment, provides transitional land use, and accommodates a business type envisioned for such areas. Variation requests are generally out of the scope of the Comprehensive Plan.

Variations Request

The current parking proposal includes a request for variations from the Unified Development Ordinance (UDO) to allow the construction of eight (8) on-site parking spaces within the front yard and partially within the public right-of-way. Under UDO Section 17.10.020, the off-street parking requirement for a 5,000 square-foot office/retail building is one space per 250 square feet of gross floor area, or approximately twenty (20) parking spaces. As previously reviewed, the Plan Commission considered a reduction in the number of required parking spaces; however, the prior review did not include on-site or front-yard parking.

Historically, the property functioned as a government office building and relied on on-street parking along Warner Avenue and use of the adjacent commercial plaza parking lot. Government uses are not required to provide off-street parking under the UDO. While the applicant initially proposed a similar off-site parking arrangement, a formal agreement with the adjacent plaza owner has not been secured and negotiations have ceased.

As a result, the applicant has revised the site plan to propose eight (8) on-site parking stalls located between the building and Warner Avenue. This configuration places parking straddling the required front yard and Village right-of-way, which is not permitted under the UDO. Front yard setback regulations are intended to maintain a consistent streetscape, support pedestrian-oriented development, and limit the visual dominance of parking areas along public streets. The applicant has indicated that the proposed business is low intensity in nature, with a limited number of employees on site (6) and most customer interactions occurring online or by appointment. While these operational characteristics were previously considered in support of a reduction in parking quantity, the current request introduces a change in parking location that was not contemplated as part of the prior Plan Commission recommendation and raises design and streetscape considerations beyond the numerical parking standard.

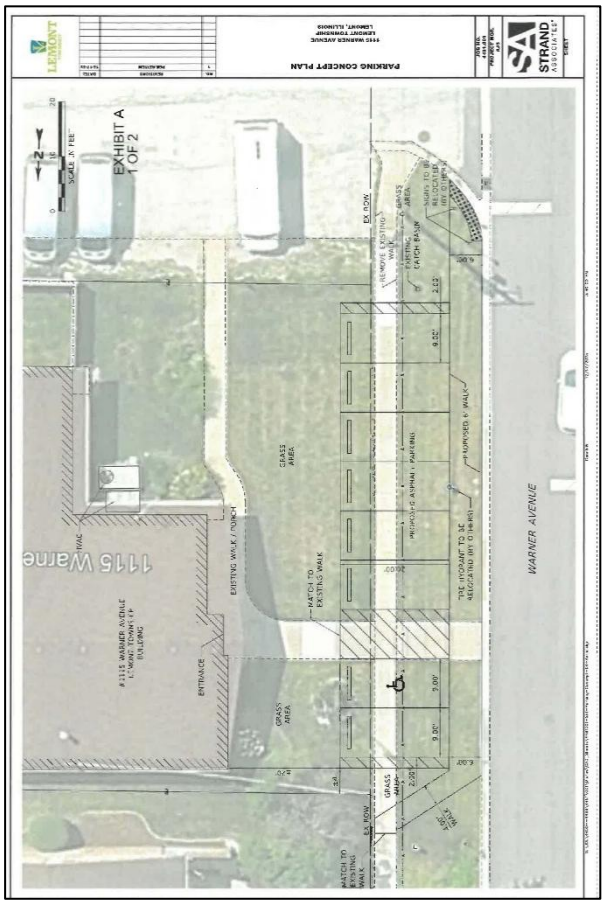


Image 1: Proposed parking layout

The revised site plan locates the internal pedestrian walkway behind the proposed parking spaces, rather than between the parking area and Warner Avenue as currently constructed. Locating pedestrian circulation behind parking stalls places pedestrians within areas of vehicle

movement and backing maneuvers, increasing vehicle and pedestrian conflicts. Sidewalk placement in front of parking areas is generally intended to reinforce pedestrian orientation and provide a more direct and visible connection between the public sidewalk and the building entrance. This configuration is inconsistent with pedestrian-oriented site design principles commonly applied along neighborhood commercial corridors.

The following variations from the UDO are a part of this request:

Code Section	**Standard**	**Request**
§17.10 Off Street Parking & Loading	Requires off-street parking to be provided on-site at a rate of one (1) space per 250 square feet of gross floor area for office/retail uses.	Allow a reduction in the required number of off-street parking spaces and permit eight (8) on-site parking spaces to be located within the front yard, rather than in locations permitted by the UDO.
§17.20 General Landscape Standards	In B Districts, a minimum of one (1) plant unit per 100 feet of street frontage is required. Also, parkways are required for all streets in the Village.	Allow reduction or modification of required parkway landscaping and street trees due to the proposed placement of parking along the front lot line.
§17.21 Commercial Design Requirements	For developments in the B-1 District, no more than fifty percent (50%) of the required off-street parking may be located between the façade of the principal building and the primary abutting street (§17.21.030(K)(1)).	Allow a greater proportion of off-street parking to be located between the building façade and Warner Avenue than permitted by the Unified Development Ordinance.
§17.26 Streets, Alleys, Driveways and Rights-of-Way	All land development is subject to Chapter 17.26. Off-street parking lots must be designed in accordance with Detail LS-7 and improved with protective curb and gutter (§17.26.020). Commercial development is required to provide curb, gutter, sidewalks, parkways, and related improvements in accordance with Village standards (§17.26.110 and §17.26.120). Sidewalks in commercial districts must be a minimum of six (6) feet in width with a parkway.	Allow parking stalls and related site improvements to be located partially within the public right-of-way and vary required curb, gutter, sidewalk, and parkway improvements to accommodate the proposed front-yard parking layout.
Engineering Details LS-1b, LS-2, LS-3, LS-5	Establish Village standards for curb and gutter construction, driveway approach geometry, sidewalk continuity, driveway aprons, and alley returns, including required materials, dimensions, slopes, and transitions within the public right-of-way.	Allow modifications to standard curb, gutter, driveway, sidewalk, and apron requirements within the public right-of-way to accommodate the proposed front-yard parking layout**.**

Standards for Variations.

Section 17.04.150.D states that variation requests must be consistent with the following three standards to receive a recommendation for approval:

1. **The variation is in harmony with the general purpose and intent of the Unified Development Ordinance.**

   Analysis: The Unified Development Ordinance is intended to promote public health, safety, and welfare; ensure adequate access and circulation; and maintain neighborhood character (§17.01.050). While the property has historically operated without on-site parking due to its prior government use, the current request proposes locating parking within the front yard and partially within the public right-of-way. Front yard setback and commercial design standards are intended to preserve a pedestrian-oriented streetscape and limit the visual prominence of parking along public streets. Locating parking between the building and Warner Avenue raises consistency concerns with these objectives and represents a departure from the intent of the UDO beyond relief from numerical parking requirements.

2. **The plight of the owner is due to unique circumstances, and strict enforcement of the Unified Development Ordinance would result in practical difficulties or impose exceptional hardships.**

   Analysis: The subject property is an existing, relatively small lot developed without off-street parking and with limited frontage and depth, which constrains the ability to accommodate parking in locations typically permitted under the Unified Development Ordinance. These conditions are not generally found on other properties in the R-6 or B-1 zoning district. While the applicant has explored off-site parking options, a formal shared parking agreement has not been secured. The practical difficulty cited by the applicant relates to the physical constraints of the site and the inability to provide on-site parking without encroaching into the front yard and public right-of-way. The hardship relates primarily to the desired configuration of parking rather than the ability to reuse the building for the proposed use.

3. **The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.**

Analysis: The placement of parking within the front yard and public right-of-way may increase vehicle movements, curb cuts, and pedestrian conflicts along Warner Avenue. While the applicant has indicated that the proposed business is low intensity with limited employees and scheduled customer visits, the long-term impact of front-yard parking depends on future operations and potential changes in use. Granting the requested variations may set a precedent for similar parking configurations in proximity to residential properties, which may affect streetscape character and pedestrian comfort.

CONCLUSION

The subject property at 1115 Warner Avenue was previously reviewed by the Planning & Zoning Commission for rezoning from R-6 to B-1 Office/Retail Transitional District and for a reduction in required off-street parking. The Commission recommended approval of those requests subject to conditions related to parking demand and employee parking.

The current request differs from the prior review in that it proposes a revised site layout with on-site parking located within the front yard and partially within the public right-of-way, requiring additional variations from the Unified Development Ordinance related to parking location, site design, landscaping, and engineering standards. These revisions introduce considerations related to streetscape character, pedestrian orientation, and consistency with the intent of the UDO that were not contemplated as part of the earlier recommendation.

The Planning & Zoning Commission is asked to consider whether the requested variations meet the standards for approval set forth in Section 17.04.150 of the Unified Development Ordinance, including consistency with the intent of the regulations, compatibility with the surrounding area, and potential impacts on adjacent properties.

Should the Planning & Zoning Commission recommend approval of the requested variations, the following conditions may be considered to ensure the relief remains limited in scope and consistent with the intent of the Unified Development Ordinance:

1. Any approval of the requested variations shall be expressly limited to the proposed Lina Embroidery use as presented and shall be subject to review if a future use generates greater parking demand or changes the intensity of site activity.
2. The requested variations shall apply only to the site layout substantially consistent with the plans submitted and reviewed by the Planning & Zoning Commission as part of this application.

3. No parking stalls, pavement, or site improvements shall be located within the public right-of-way without separate review and approval by the Village Engineer and the execution of any required license or encroachment agreement.
4. Expectations for maintenance and repair of the parking area should be included in a license and encroachment agreement approved in conjunction with this ordinance.
5. Pedestrian access from the public sidewalk to the building entrance shall be clearly delineated and maintained in compliance with applicable ADA standards, subject to review and approval by the Village Engineer.
6. Parking spaces shall be striped, signed, and maintained as shown on the approved site plan and shall not be expanded or reconfigured without further Village review.
7. The approval of the requested variations may be subject to review by the Village if documented parking or circulation issues arise following occupancy.
8. If approved, consideration may be given to relocating the internal pedestrian walkway in front of the parking stalls to reduce conflicts with vehicle maneuvering and improve pedestrian safety.

Attachment 2 - Site Photographs



Figure 1. Established streetscape looking south on Warner with subject property on the left.

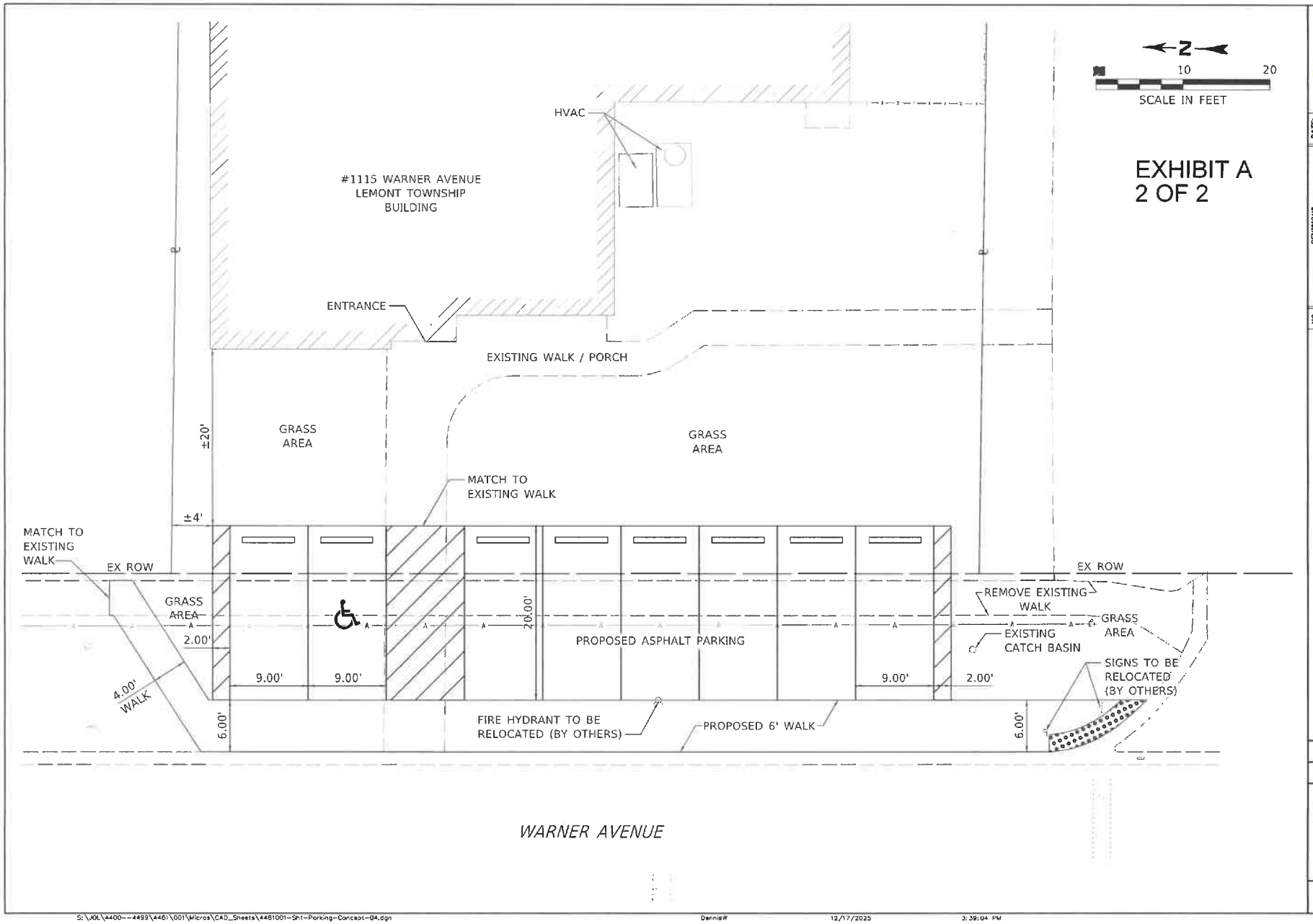


Figure 2. View of 1115 Warner looking northeast, plaza parking on right.



Figure 3. View looking north on Warner Ave with subject property on the right. The sidewalk in this area is adjacent to the right-of-way as proposed with new parking plan.

Attachment 3



LEMONT

NO.	REVISIONS	DATE:
1	PER REVIEW	12-17-25

PARKING CONCEPT PLAN

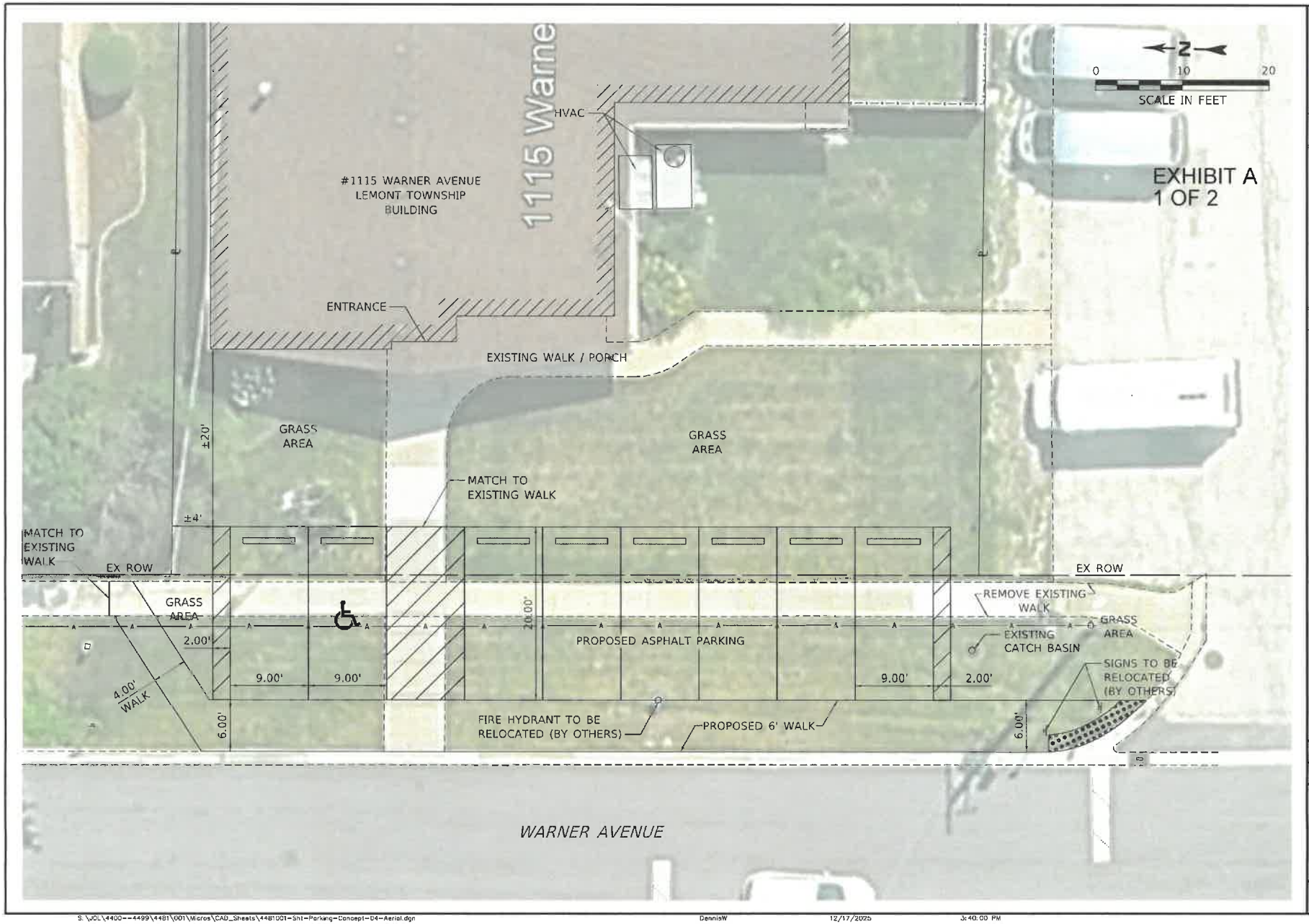
1115 WARNER AVENUE
LEMONT TOWNSHIP
LEMONT, ILLINOIS

JOB NO.
4481.001
PROJECT MGR.
AJS

STRAND ASSOCIATES®

SHEET

S:\J0L\4400--4499\4481\001\Micros\CAD_Sheets\4481001-Sht-Parking-Concept-04.dgn DennisW 12/17/2025 3:39:04 PM



LEMONT

NO.	REVISIONS	DATE
1	PER REVIEW	12-17-25

PARKING CONCEPT PLAN

1115 WARNER AVENUE
LEMONT TOWNSHIP
LEMONT, ILLINOIS

JOB NO.
4481.001

PROJECT MGR.
AJS

STRAND ASSOCIATES®

SHEET

S:\JOL\4400--4499\4481\001\Micros\CAD_Sheets\4481001-Sht-Parking-Concept-04-Aerial.dgn DennisW 12/17/2025 3:40:00 PM

KABAL SURVEYING COMPANY
Land Surveying Services

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

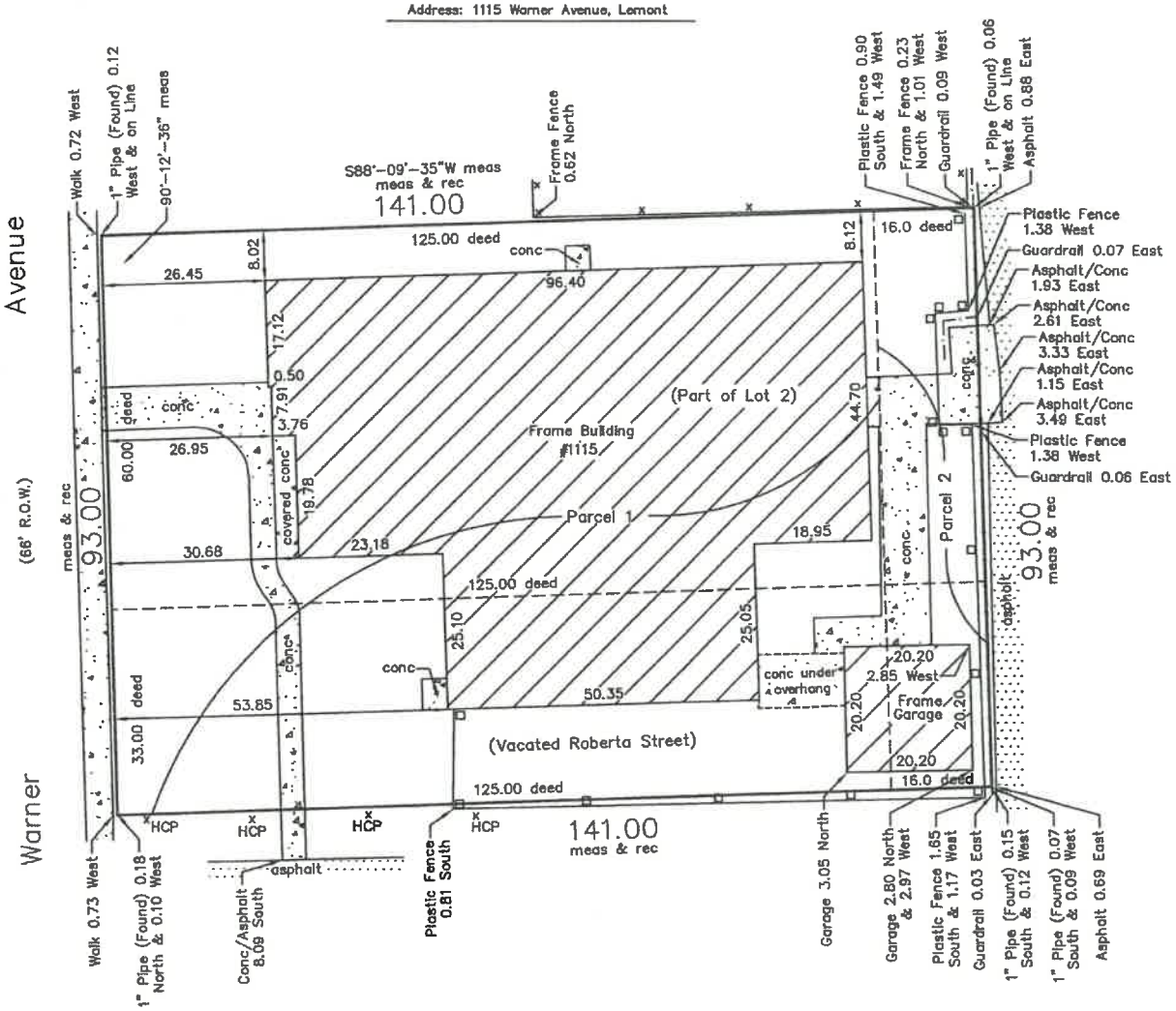
Plat of Survey

EXHIBIT B

Parcel 1: The West 125 feet of the South 60 feet of Lot 2 in Essick Plaza Subdivision, Addition to the Village of Lemont, Subdivision of the South 1/2 of the North 1/2 of the East 1/2 (except the West 695 feet thereof) of the Southwest 1/4 of Section 29 Township 37 North Range 11 East of the Third Principal Meridian, together with the West 125 feet of vacated Roberta Street lying South and adjoining Lot 2 aforesaid in Cook County, Illinois.

Parcel 2: The East 16 feet of the South 60 feet of the West 141.00 feet of Lot 2 in Essick Plaza Subdivision, Addition to the Village of Lemont, Subdivision of the South 1/2 of the North 1/2 of the East 1/2 (except the West 695 feet thereof) of the Southwest 1/4 of Section 29 Township 37 North Range 11 East of the Third Principal Meridian, together with the East 16 feet of the West 141 feet of vacated Roberta Street lying South and adjoining Lot 2 aforesaid in Cook County, Illinois.

Address: 1115 Warner Avenue, Lemont



Notes:
1) Compare legal description to deed or title policy and report any discrepancy for clarification or correction immediately. Unless otherwise noted, this plat does not show building lines or other restrictions established by local ordinances or shown on a title policy.
2) Measured bearing shown hereon is based on the Illinois East State Plane Coordinate Zone 1201 (NAD83) determined by GPS measurements.
3) Survey was completed from found monumentation.

LEGEND
R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
pch = porch, conc = concrete
HCP = handicap parking sign

Area of property is approximately 13,113 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed June 16, 20 25

Scale: 1 inch = 20 ft.
Order No. 251036
Ordered By: Lemont Township

Mitchell P. Balek
035-003250
PROFESSIONAL
LAND SURVEYOR
STATE OF
ILLINOIS
Westchester, Illinois

ORIGINAL SEAL IN RED

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS } s.s.
COUNTY OF COOK }

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2026

VARIANCES REQUESTED

APPLICANT:	LINA EMBROIDERY, INC.
ATTORNEY FOR APPLICANT:	ALEXANDER R. DOMANSKIS
Case #:	2025-19 1115 Warner Rezoning & Variation
OWNER:	LEMONT TOWNSHIP
PROPERTY:	1115 WARNER AVENUE, LEMONT, ILLINOIS 60439

On behalf of the Applicant, Lina Embroidery, Inc. (hereinafter the "Applicant"), and in connection with its pending application for rezoning of the subject property from R-6 Multi-Family Residential District to B-1 Office/Retail Transitional District, the Applicant is supplementing the original filed application with this variation application. The rezoning application and the initial variation application have already been the subject of a public hearing with the Village of Lemont (the hereinafter the "Village"). Following up from the Village's review Applicant is now submitting the attached Parking Concept Plan (hereinafter the "Parking Plan"), which requires further variances. In connection with the Parking Plan, the applicant is seeking the following variances:

- Section 17.10 Off Street Parking & Loading
- Section 17.20 General Landscape Standards
- Section 17.21 Commercial Design Standards
- Section 17.26 Streets, Alleys, Driveways and Rights-of-Way (this section requires curb & gutter along all streets and parking areas, it also requires 6-foot sidewalks in commercial districts, it also requires parkways - which is being eliminated)
- Engineering Details LS-1b, LS-2, LS-3, LS-5

The following is in support of the requested variation of the parking requirements in the Unified Development Ordinance (UDO):

Physical surroundings: The particular physical surroundings, shape and topographical condition of the Property result in a hardship if the strict letter of the UDO was applied. Section 17.10.020 of the UDO would require 20 parking spaces, for the 5,000 gross square feet of the Property, as one spot is required for every 250 square feet under the code section. Though the Property has no parking spaces on site, when the Property was utilized by Lemont Township (the seller under contract), the adjacent shopping center was utilized, with numerous parking spaces off of Warner Avenue. Lina Embroidery, Inc. is a long-established business currently operating in the adjacent shopping center. It has contracted to purchase the property and intends to move its operations there. It has no more than six employees on site at any time, and it conducts most of its sales online. The proposed plan to construct eight (8) new parking stall on site will be more than adequate for the amount of traffic anticipated for the business and will not cause disruptions to surrounding properties or adjacent streets. In fact, it is anticipated that the use of the

property and parking associated with business's use by the Applicant will be less intense in nature than the uses of Lemont Township for its staff and for meetings

Inapplicability to other properties in the same zoning classification: Other retail businesses anticipate higher volumes of in-person shoppers. Lina Embroidery, Inc. creates custom orders and fulfills most of its orders online. The business does not typically make sales "off the rack", and when in person customer visits occur, they are typically scheduled in advance.

Hardship not caused by any person having interest in the Property: Lina Embroidery, Inc., nor the previous owner, has caused a lack of parking spaces. The Property in the past utilized off-site street parking and street parking. The previous owner had more intense parking needs than those anticipated by the Applicant. The Property's newly constructed parking stalls will adequately support the needs of the business.

No detriment to the public welfare and no injury to other property in the neighborhood: Lina Embroidery, Inc.'s proposal will neither cause detriment to the public welfare, nor injury to other property in the neighborhood. The proposed use of the Property is beneficial to the public welfare as it will result in a business that will be convenient for access by residents and businesses in the Village of Lemont.

No impairment on light and air to adjacent properties: Lina Embroidery, Inc's proposal will cause no impairment on light and air to adjacent properties. There is no proposed change to the exterior that will effect light or air related to adjacent properties. The proposed use of the property is low density and will not affect the light with respect to adjacent properties. The proposed use will comply with all applicable air safety and related ventilation requirements.

UDO Section 17.04.150.D.1a. The variation is in harmony with the general purpose and intent of the Unified Development Ordinance:

The proposed use of the Property is a custom-order embroidery business that will comply with all applicable laws and regulations and as such will result in a benefit to the area that is compatible with the general purposes of the UDO to protect the health, safety and welfare of the persons and structures within the district.

UDO Section 17.04.150.D.1.b The plight of the owner is due to unique circumstances and thus strict enforcement of the Unified Development Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions that are not generally found on other properties in the same zoning district:

The eight (8) parking stalls proposed in the Applicant's Parking Plan are more than sufficient to meet the needs of the business which intends to utilize the property. Strict enforcement of twenty (20) parking stalls would require more parking construction, which is expensive and unnecessary for the proposed business, as the business has low volumes of in-person visitors.

UDO Section 17.04.150.D.1.c The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.

The Parking Plan would allow the Property to remain in its current state and construct onsite parking stalls, which is more than sufficient to meet the needs of the proposed business without disrupting adjacent properties post construction, since the parking stall will be adjacent the Property.

THE APPLICANT

The Applicant is Lina Embroidery, Inc., a business of Lina Smilgiene and Kestutis Smilgis. The Applicant is currently under contract to purchase the property located at 1115 Warner Avenue (hereinafter the "Property") from Lemont Township. If the application is granted, then the Property will be deeded to a limited liability company with the same owners. Lina Embroidery, Inc. has operated in the Village since January of 2006, and is currently operating in the shopping plaza adjacent to the Property at 1134 State Street. Lina Embroidery, Inc. engages in printing, screening, embroidery, alteration, and design of clothing which is typically special ordered and custom made for clients. The business works one on one with clients to fulfill their needs, and most orders are made and fulfilled online. When customers choose to have in person meetings, these are typically pre-scheduled and involve a minimal number of participants and involve primarily pick ups. The Applicant wants to expand its existing business into the Property to continue with its retail and light, home based business production of embroidered goods. The Applicant wants to grow its business and has been seeking to expand for years, either in Lemont or a nearby municipality. The Applicant would prefer to expand in Lemont, where it has enjoyed nearly twenty years of positive community relations and where it considers itself at home.

PROJECT SUMMARY

The Applicant's request is for variances listed above, and outlined in specificity below. The current ordinance which would require the 5,000 sq. ft. subject Property to make twenty (20) off-street parking spaces available. The request is to allow the proposed business to operate by adding eight (8) on-site parking stalls, one which is ADA compliant. Applicant's Parking Plan attached hereto as **Exhibit "A"**.

As explained below, the proposed variances should not have negative effects on the surrounding areas. Additionally, the proposed variances will not disrupt surrounding streets or properties since the proposed business expects to have less intense parking needs than Lemont Township had for the Property.

SURROUNDING LAND USES

The Property is at the Northeast corner of Warner Avenue and the vacated Roberta Street, in the Village. The property is abutted to the North by R-6 zoned residential property, to the West by R-4 zoned residential property, and the East and South by B-3 zoned commercial property constituting a major and heavily trafficked shopping plaza and parking lot currently anchored by Goodwill and Pete's Fresh Market.

THE PROPERTY

The Property consists of 5,000 gross square feet (see the Plat of Survey attached hereto as **Exhibit "B"**) and is currently under contract for sale from Lemont Township to the Applicant. The Property was previously utilized by Lemont Township as office and meeting space, and the Township utilized street parking and parking in the adjacent shopping plaza to accommodate larger volumes of visitors than the Applicant anticipates will need to be accommodated by the proposed business.

VARIANCE REQUESTS AND PROPOSED IMPROVEMENTS

A variation application setting forth the satisfaction of variation criteria has been submitted. The variances requested seek to vary Lemont B-1 requirements to remove the requirement of one (1) parking space per 250 square feet and to allow the proposed business to operate with the newly constructed eight (8) on-site parking stalls, as illustrated in Applicant's Parking Plan. The Parking Plan relocates: 1) the existing walkway, 2) signage, and 3) a fire hydrant. Specifically, the current sidewalk running North and South will be moved East between the newly constructed parking stalls and Warner Avenue.

The proposed variances will not disrupt adjacent properties. Abutting the Property to the South and East is a B-3 zoned and heavily trafficked shopping plaza and parking lot, currently anchored by Goodwill and Pete's Fresh Market, and the proposed variation will not disrupt their already commercial activities. There are existing parking spaces behind the shopping center off Warner Avenue and thus the addition of the eight (8) parking stalls will not be a new concept for the area. The proposed use by Lina Embroidery, Inc., will be much less intense as to parking requirements. The Applicant does not believe the proposed variations will disrupt adjacent R-6 and R-4 zoned residential properties, because the Parking Plan will be more than adequate for the proposed business, which conducts most online sales, services customers by appointment, and has a minimal number of in-person employees.

Section 17.10 – Off-Street Parking and Loading Off - Strict application of the off-street parking and loading requirements are disproportionate to the actual parking demand generated by the proposed use. The property has historically operated without on-site parking and has relied on existing on-street parking and the adjacent plaza lot. The business is low-intensity, with limited employees and primarily appointment-based or online operations, resulting in minimal parking demand. The Parking Plan consists of eight (8) parking stalls which is suitable for the business' needs. Requiring full compliance would impose unnecessary site work and expense without providing a corresponding public benefit.

Section 17.20 – General Landscape Standards- Compliance with current landscaping standards would require the installation of landscaping areas and buffers typically associated with new site development. Given that this is not a new site development and there are no changes to the building or landscaping around the building strict enforcement of these requirements would be impractical and inconsistent with the adaptive reuse of the existing structure. The requested variation allows flexibility where the application of new-developed landscaping standards does not meaningfully advance the purposes of screening, buffering, or aesthetic enhancement.

Section 17.21 – Commercial Design Standards - The commercial design standards are primarily intended to regulate new construction and substantial exterior redevelopment. The subject property consists of an existing building with an established footprint, orientation, and architectural character. Strict application of these standards could require modifications unrelated to public safety or neighborhood compatibility. The requested variation allows the continued use of the existing structure while maintaining consistency with the surrounding area and the intent of the B-1 Office/Retail Transitional District.

Section 17.26 – Streets, Alleys, Driveways, and Rights-of-Way - Section 17.26 requires improvements such as curb and gutter, sidewalks, parkways, and related right-of-way enhancements typically triggered by new development or site reconfiguration. The Parking Plan proposes relocation of sidewalks, and fire hydrant and signage in a layout designed in accordance with Detail No. LS-7. The Parking Plan will not negatively affect access, circulation or right-of-way conditions.

Applicable Engineering Details - The engineering and design standards referenced within Title 17, including those contained in the Engineering Details Appendix, are generally intended to guide new construction and site improvements. Application of these standards to the subject property is provided in the proposed parking plan. The requested variation provides

appropriate flexibility to address unforeseen conditions without strict adherence to current standards that are not necessitated by public safety or operational needs.

The requested variances would permit the Applicant to operate its business by way of the proposed Parking Plan.

This updated variation statement is submitted to further emphasize the following:

1. **The physical characteristics and historical development pattern of the property** make strict compliance requires the provision of twenty (20) off-street parking spaces for the approximately 5,000 square foot building located at 1115 Warner Avenue impractical and unnecessary. The property has functioned successfully for years without on-site parking and the proposed Parking Plan with eight (8) parking stalls is sufficient for the property to now operate as a business.
2. **The proposed use is low-intensity in nature**, with no more than six (6) employees on site at any time, limited in-person customer visits, and the majority of sales conducted online or by appointment.
3. **Granting the variances will not be detrimental to public health, safety, or welfare**, will not alter the essential character of the neighborhood, and will not cause congestion or spillover parking impacts on surrounding residential streets.
4. **The requested variances are consistent with the intent and purpose of the Unified Development Ordinance**, including the encouragement of adaptive reuse of existing structures, support for small businesses, and transitional commercial development compatible with adjacent zoning districts. Accordingly, the Applicant respectfully requests favorable consideration of the requested variances in conjunction with the pending rezoning application.

CONCLUSION

Applicant submits the Parking Plan in addition to the prior requisite documents submitted. We request your recommendation for approval of the variances outlined above.

Attachment 4

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Jamie Tate, Community Development
THROUGH: Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT: Discussion of Case 2025-19 1115 Warner Rezoning & Variation
DATE: September 15, 2025

SUMMARY/BACKGROUND
Lina Embroidery, represented by attorney Alexander Domanskis, is requesting rezoning of 1115 Warner Avenue from R-6, Multi-Family Residential District to B-1, Office/Retail Transitional District, in addition to a variation from Unified Development Ordinance Section 17.10.020 to reduce the required on-site parking.

The applicant seeks to rezone the parcel at 1115 Warner Avenue to B-1, Office/Retail Transitional District to allow Lina Embroidery, a long-standing local business, to relocate to a space that better accommodates their operations. The R-6 zoned subject property is located at the transition between commercial and residential districts and mostly meets the bulk standards for the B-1 district without creating new nonconformities. Surrounding zoning includes R-4A and R-4 (Single-family home residential districts), R-6 (multi-family residential district) and B-3 (Arterial Commercial District).

The request also includes a variation from UDO parking requirements, as the site has no on-site parking. For a 5,000 square foot building in B-1 to be used as an office/retail, the required off-street parking is 20 spaces (1 space per 200 square feet of Gross Floor Area). Historically, parking demand was accommodated with on-street parking and use of the adjacent plaza lot. The applicant proposes to continue this arrangement and notes that the business has limited staff and primarily scheduled customer visits, resulting in modest parking demand.

Full analysis addressing the LaSalle Factors for rezoning and the Standards for Variations is provided in the attached PZC Staff Memo.

ANALYSIS
Comprehensive Plan
The Lemont 2030 Comprehensive Plan designates the subject property as Mixed Use (MU) on the future land use map. The Mixed Use designation is intended to support a compatible blend of commercial, office, residential, and institutional uses within a walkable environment. The proposed rezoning from R-6 to B-1 may align with this designation by:

- **Supporting Adaptive Reuse**: Reuses an existing government building, consistent with the Plan's goal of reinvestment in existing structures and infrastructure.
- **Encouraging Neighborhood-Scale Commercial**: Permits low-intensity office and retail uses serving nearby residents, consistent with the Mixed Use vision.
- **Providing a Transitional Land Use**: Creates an appropriate buffer between higher-intensity commercial districts (B-3) and adjacent residential districts (R-6, R-4, R-4A).
- **Strengthening the Local Economy**: Retains a long-standing local business within the

community.

The proposed rezoning aligns with the Lemont 2030 Plan's emphasis on reinvestment, transitional land uses, and local economic vitality. Variation requests are generally outside the scope of comprehensive plans.

Planning & Zoning Commission (PZC)
A public hearing was held at the regularly scheduled PZC meeting on September 3, 2025 to discuss the rezoning from R-6 to B-1 and off-street parking variation for Lina Embroidery at 1115 Warner. Following staff's presentation, Mr. Alexander Domanskis addressed the Commission to clarify and provide more information about Lina Embroidery. He reiterated they are mainly an online business with very little customer need to visit the physical location. He stated the intensity of parking needs was much greater with the Township than it will be for Lina's. Mr. Domanskis explained that they approached the plaza ownership about leasing spaces from the plaza but the prices to use the parking spaces came back high.

A Commissioner asked whether Lina Embroidery planned to increase production if operations moved to 1115 Warner Avenue. Attorney Domanskis stated that while the business is currently constrained in its existing location, the new space would primarily provide a better fit for current operations. There are no plans to expand production or add services as part of the move.

A Commissioner also asked about the applicant's understanding of staff's recommended conditions. Staff requested that any approval of the parking variation be tied to the proposed use and that the applicant secure a location to permanently park employees, either at the adjacent plaza or another nearby surface lot. Mr. Domanskis expressed concern with making employee parking a condition of approval and requested that the PZC consider a less restrictive approach. The Commission discussed the request and clarified that staff's recommendation was intended to ensure employee parking is addressed but not to delay or prevent use of the building.

The PZC asked staff whether the rezoning request was separate from the parking variation request. Staff clarified that any use of the building would likely require a parking variation, as the property has no dedicated parking spaces. Staff noted that parking requirements apply to all zoning districts, including residential uses, and provided examples such as 1.5 spaces per multi-family dwelling unit and 2 spaces per single-family home. While the rezoning and variation are separate requests, staff explained that they are functionally connected because any future use would face the same parking constraints.

Four members of the audience spoke regarding the matter. Most speakers expressed support for the application, sharing positive experiences with Lina Embroidery's work and emphasizing the business's value to the community and its commitment to remaining in Lemont. One speaker raised a concern about the lack of dedicated parking on the site, specifically noting the potential impact on accessibility and the availability of handicap parking spaces for customers.

The public hearing was then closed and the PZC discussed potential conditions. A motion was made and the PZC recommended approval of Case 2025-19, the rezoning from R-6 to B-1 and variation from Section 17.10.020 for 1115 Warner Avenue, with the following conditions:

1. Any approval of the parking variation should be expressly tied to the proposed use and/or subject to review if a future use generates higher parking demand.
2. Secure a location to permanently park employees. Continue negotiations with plaza ownership or locate another surface parking lot in the vicinity to secure as much off-street parking as possible.

The full PZC minutes will fall under a separate cover as they were not yet available due to the quick turnaround of this meeting. The video of the September 3rd PZC meeting can be found here: https://www.lemont.il.us/government/village-clerk/agendas-and-minutes-center

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Staff recommends discussion of the item.

BOARD ACTION REQUESTED
A motion to discuss the item.

ATTACHMENTS
PZC Staff Memo, Analysis and Attachments for Case 2025-19
1115 Warner Plat of Survey
Applicant Info

Attachment 5

Village of Lemont
Planning and Zoning Commission
Regular Meeting of September 3, 2025

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, September 3, 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, Studebaker
Absent: Carmody, Pawlak, Zolecki

Community Development Director Jason Berry and Consulting Planner Jamie Tate were also present.

C. Approval of Minutes

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to approve the minutes from the August 6, 2025, meeting with no changes. A roll call vote was taken:
Ayes: McGleam, O'Connor, Cunningham, Studebaker
Nays: None
Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Studebaker greeted the audience and asked anyone planning to speak to stand and raise their hand. He then administered the oath.

III. PUBLIC HEARINGS

A. CASE 2025-19 – 1115 WARNER REZONING AND VARIATION

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

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to open the public hearing for Case 2025-19. A roll call vote was taken:
Ayes: McGleam, O'Connor, Cunningham, Studebaker
Nays: None
Motion passed

Staff Presentation

Jamie Tate, Consulting Planner, said Lina Embroidery, who is represented by Alexander Domanskis has submitted an application for rezoning from R-6 Multi-Family Residential to B-1, which is our Office Retail Transitional District. In addition, they are requesting a variation from the UDO to allow a reduction in off-street parking. This is for the building that is at 1115 Warner Avenue. It is on a lot size of about three acres, and the building itself is about 5,000 square feet.

Lina Embroidery has been operating in the Village of Lemont since January 2006. They are currently located in the adjacent shopping center at 1134 State Street. They engage in printing, screening, embroidery, alteration, and design of clothing. They are typically special orders and custom-made for their clients. The business generally works one-on-one with clients, and most of their orders are made and fulfilled online. They have contracted to purchase the building with the anticipation of moving their operations from their current location and growing their business at the new location. They have been seeking and looking for years to find a home base in Lemont.

The rezoning from residential to B-1 allows for a low-intensity commercial use, such as Lina Embroidery, to operate in that location. There is no on-site parking, although they are adjacent to a very large surface parking lot for the Plaza. Since there is no on-site parking for their specific site, it does require a variation. The Village's UDO requires 20 off-street parking spaces for the size of this building. It is based upon the gross floor area of the existing building. For the 5,000 square foot building, it would be one space for every 250 square feet of gross floor. That equates to approximately 20 parking stalls that would be required. The property is currently owned by Lemont Township. It is currently zoned Multi-Family District. In the R-6 District, you can have a government office. A business taking over such as Lina's does require a rezoning allowing a business-type use. Historically, the building has served as many functions over the years and generally relied on street spaces out front, or it used the adjacent parking lot.

Mrs. Tate stated Lina Embroidery intends to operate in the same manner as the township. They indicated that if they had to construct parking, they feel that they have space on their property to accommodate that off-street parking. They have engaged with a paving contractor to get a quote, if that is something that needs to move forward. Staff always looks at the Comprehensive Plan for any rezoning cases. The future land use shows this

area as mixed-use. Mixed-use designations generally accommodate a blend of land uses such as commercial, office, residential, or institutional that can function together in a compatible environment. There are other key objectives found within the plan that would support the rezoning and housing of a use such as Lina's, such as supporting adaptive reuse. It would allow for a former government building to be reinvested in and exist rather than developing a new location. It encourages neighborhood-scale commercial and provides a transitional land use.

The property is at the intersection of higher-intensity commercial use. The B-3 District is our most intense commercial use. It also borders residential districts such as R-6 and R-4. The B-1 would be more of a transitional office use that you would find next to a residential use and next to a higher intensity commercial use. The property is adjacent to B-3 zoning that houses the plaza with Pete's and other retail uses. The property is also adjacent to our R-6, which is the multi-family district. In that district, you find high-density and medium-density multifamily and single-family attached dwellings. It is also adjacent to the R-4A, which is the Infill and Preservation District, and R-4, which is the detached residential district.

Mrs. Tate said there are no nonconformities that would be created from rezoning from R-6 to B-1. It meets all the R-6 standards except for side setbacks and the rear setback. The rezoning to B-1 continues the same non-conformity, and nothing is intensified with the rezoning. Staff did look at the standards for the rezoning. It is generally consistent with these factors. It is creating a transitional buffer, which is exactly what the B-1 use is supposed to do. The amendment also promotes public health, safety, and welfare. It supports a longstanding local business. There is a demonstrated public need for the proposed retail use. It supports economic vitality, provides local services, and reinforces that mixed-use character that was envisioned with the Comprehensive Plan.

The other request is the parking variation. There is no off-street parking for this lot. Even though there is parking surrounding it, the code requires 20 parking spaces due to the size of the building. Lemont Township operated from this building and utilized a combination of on-street parking along Warner and also the spaces in the adjacent commercial plaza. While the applicant has proposed a similar arrangement, a formal use of the plaza lot has not been secured. They have tried to work with the owners of the plaza and have a lease agreement for the parking, but they feel it is a significant cost. They have not pursued it at this point.

Mrs. Tate stated the applicant has explored adding six to seven parking stalls on the site and has obtained a cost estimate. There is no site plan provided, so it is unclear whether that would work. There are parking lot design standards in the UDO. There is also a

caveat in the code that states no more than 50% of the required stalls can be located between the building and the adjacent right-of-way. The applicant could not park in the front yard without seeking further relief from the code, which is not a part of this proposal today. As proposed, the property is going to rely on street parking spaces in the surrounding area. The applicant did note that the business has a relatively small staff presence on site. They have approximately six employees, and their customer visits are scheduled, and they have limited pickups. This will reduce the likelihood of a high parking demand. However, with or without the parking agreement, customers will likely use that adjacent parking lot. The handicap accessible stalls are adjacent to it, so it feels like it is part of it, whether or not there is an agreement.

With variations, they have standards in the code. It is in harmony with the intent of the ordinance. The property historically operated without off-street parking, and the demand was accommodated through on-street parking with an informal use of the nearby lots. The proposed reuse of the building does not expand the footprint. They do not have any intentions of intensifying it or altering its form. It does introduce commercial activity that may generate parking needs at different times or different patterns than the prior institutional use. The property was developed without off-street parking, and the size of the site and configuration, limit the ability to construct the full number. The physical conditions are not typical of other properties in the zoning district. This is a unique situation.

Mrs. Tate said in conclusion if the Plan Commission is to consider recommending approval, staff has some conditions listed that have to do with the parking variation and not with the rezoning. It would tie any approval of the variation to this exact business. This would make any use that moves in later on have to go through a similar review process, and then also secure a location to permanently park employees. The applicant should continue negotiating with the plaza ownership or the location of another surface parking lot if there is something in the vicinity to secure as much parking as possible. This concludes staff's presentation.

Commissioner McGleam asked if the zoning gets changed to B-1, what happens if the use changes at some point or the ownership. He asked if it would be allowed to have any B-1 use.

Mrs. Tate stated it would, but it would have no parking. They would be separate ordinances. So any B-1 use would be allowed, but any B-1 use would require parking. A similar situation is going to come up. They would have to come back before this Commission.

Commissioner O'Connor confirmed that the parking spaces immediately south of the building are part of the plaza.

Mrs. Tate said that is correct.

Commissioner O'Connor asked if staff knew how many employees the Township had working when they had the building.

Mrs. Tate stated she knows it was a voting place. She is not sure about the employees because when they did the remodel at the Alba location, a lot of the offices were moved there.

Commissioner McGleam asked if they could vote on the rezoning separately if they are not comfortable with the parking variation.

Mrs. Tate said they could go separately but they do go together. Even if it were B-1, they would still have to have parking. If it were R-6, they would require one and a half parking stalls. She feels that for this site, something has to be granted a relief.

Chairman Studebaker asked if there were any further questions for staff. None responded. He then asked the applicant to come up and make a presentation.

Applicant Presentation

Al Domanskis, attorney for the applicant, stated Lina Embroidery has been in the Village since 2006, with the first location on 127th Street. They then moved into the shopping center recently and have been looking for long time for additional space. He was absolutely astounded when he got the contract. He looked at the survey and walked the property, and all the parking there is not theirs. This building, when it belonged to Lemont Township, was a polling place, their office space, and they had various senior meetings. All of those were much more intense of a use than what they are proposing.

Lina Embroidery has been doing a lot of online business since the pandemic. Sometimes local people will come to the place to see what they have and place an order. When the order is ready, it is a quick in and out for pickup. They usually have no more than six employees on site, and they do have part-time employees. They looked at the zoning in terms of whether the zoning would work, and this is why they had to request a change to B-1. Then they looked at what the requirements were for parking.

Mr. Domanskis said Village staff recommended talking with the shopping center. There are about 70 to 80 spaces behind the center that are basically not used at all. They asked what they could do in terms of having a permanent agreement. They even asked if they could buy the spaces next to it. The shopping center would not agree to sell the spaces. They then asked if they could lease the spaces. They were given pretty high prices. They also did not give them anything that was longer than three to four years. He does not want to be in a situation where they have to secure a lease and four years from now, they all of a sudden extort them and raise their prices.

They agree with staff's conditions. He asked that they not be forced to have a required agreement. A condition could be added to revisit this a year or two from now to see if they are abusing or not abusing the off-street parking. At this point, they have a shopping center that is kind of extorting them. Their other choice is they would have to take the green area in front to put parking spaces in there. They did talk with Lemont Paving to get an estimate. After talking with staff, they would have to come back for a variance. Their request would be to approve with the condition raised by staff, for them to make best efforts to find a place, but not make it a requirement. If you want to revisit it a year or two from now, then they will come back for a further variance to build out those spaces.

Commissioner McGleam asked if they had any options for parking on the east side of the building.

Mr. Domanskis stated that it is already non-conforming in terms of side yards. On the east, you have the buildings right there. To access it, they would have to get an easement to legally do that through that parking lot. They may change in the future to possibly sell this to them. They had asked Lemont Township if they had ever had an agreement with the shopping center, and they said no. They just used it with no issues. They were told that their preference for the shopping center employees was for them to park back there, but there is so much parking in front that most employees do not. He has been there several times and nobody uses the parking spaces back there.

Commissioner Cunningham asked what the plan is for both employees and customers who will be coming to the business. The shopping center has proposed a lease, and you do not want that. He asked how it is going to be communicated to employees and customers that it is not Lina Embroidery's parking area.

Mr. Domanskis said they also asked in terms of a broader use, and they basically said that their limit would be 10 spaces, but at an exorbitant price. In terms of the question, this is why he is saying to revisit it to see where they are. If Village staff sees that there is a

problem, or if the shopping center decides to create problems, then they have to deal with it at that point. Either they will come back with a variance to build out the front or enter into some kind of agreement.

Commissioner O'Connor asked with the bigger building are they expecting to increase production and headcount there.

Mr. Domanskis stated they do not expect that as of right now. Unless the business expands tremendously, he would think that what they would do is put in machines that are almost similar to photocopying machines.

Commissioner McGleam said if they agree to include the recommendations in their vote, they are not saying they do not need the parking. Number two states they are going to continue to pursue that.

Mr. Domanskis stated correct, and this is why he said at best efforts. He does not read number two as an absolutely a hundred percent requirement.

Commissioner McGleam said this is going to come up again at the Village Board level. He wants to make sure that if they recommend approval, they are not saying they do not need the parking. They are saying that they still need to pursue the required parking.

Mr. Domanskis stated they will continue their best efforts in any way they can. They have not stopped discussions. They also went and got the estimate from Lemont Paving, which would require them to get a further variance. A lot of times, they over require in terms of requirements when they do not know if there is an issue or not.

Chairman Studebaker asked staff about adding the condition about revisiting the issue.

Mrs. Tate stated the difficulty would be the enforcement. Along Warner Avenue south of there, there are no residents on the east side of the street which might be a good option.

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

Kasey Peters said she bought a sweatshirt from Lina Embroidery, and everything was done online. She went and picked it up one day after school, which took five minutes.

She does not believe there will be much traffic because everything is planned and ready to go.

Sarah Alvestad stated she has been a customer of this business for 20 years. This business owner does printing for three schools in our community. She would hope that they would do anything to make sure she can stay here and accommodate as many people as possible, regardless of parking. She is a staple and reputable business owner. She hopes that this Commission recognizes her professionalism and what she has contributed to the community.

Dave Wilkes asked if she already owned the building.

Chairman Studebaker said he does not believe so.

Mr. Wilkes asked if the plaza was going to wipe out that handicapped parking. According to the ordinance, you have to have handicap spots. He has dealt with the guy who owns that plaza, and he guarantees he would be writing tickets to the cars there and removing the handicap spots. He does not understand why she wants to buy a building that does not have any parking spots. He feels she should find someplace else.

Marlena Cordova-Parduhn stated she has known the business for over 10 years. She is an excellent worker, and her business is of high quality. Her opinion on this is that she is a good business person with an ethical and immoral background, unlike Lenny's Gas and Wash. She hopes they will consider making changes to the zoning for someone honorable and outstanding like Lina Embroidery.

Chairman Studebaker asked if there were any further questions for the applicant. None responded. He 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 2025-19. A roll call vote was taken:
Ayes: McGleam, Cunningham, O'Connor, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Chairman Studebaker asked if there were any further questions or 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 2025-19 – 1115 Warner Rezoning and Variation with the following conditions:

1. Any approval of the parking variation should be expressly tied to the proposed use and/or subject to review if a future use generates higher parking demand.
2. Secure a location to permanently park employees. Continue negotiations with plaza ownership or locate another surface parking lot in the vicinity to secure as much off-street parking as possible.

A roll call vote was taken:
Ayes: McGleam, O'Connor, Cunningham, 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 2025-19 as prepared by staff. A roll call vote was taken:
Ayes: McGleam, Cunningham, O'Connor, Studebaker
Nays: None
Motion passed

B. CASE 2025-18 – UDO AMENDMENTS

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

Commissioner Cunningham made a motion, seconded by Commissioner McGleam to open the public hearing for Case 2025-18. A roll call vote was taken:
Ayes: Cunningham, McGleam, O'Connor, Studebaker
Nays: None
Motion passed

Staff Presentation

Mrs. Tate said the first UDO amendment would be to add contiguous as a definition to the code. The second amendment was looking at when you have two accessory structures. There was a permit that came through for a pergola. A pergola is an accessory structure, and they were proposing for it to be attached to an existing garage in the R-4A District. The garage met the code and was approximately three feet from the setback. When you put the pergola attached to the structure, it changes the setback. Pergolas have to be at least 10 feet from the property lines. There was no clear direction about when you attach an accessory structure to another accessory structure, so she was

Attachment 6

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

CASE NUMBER & NAME
2025-19 1115 Warner Rezoning & Variation

APPLICANT & CONTRACT PURCHASER
Lina Embroidery c/o Alexander Domanskis

DATE
September 3, 2025

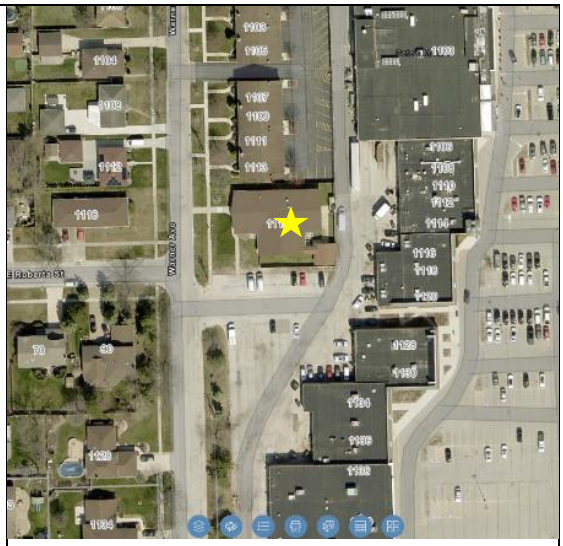
PROPERTY ADDRESS/LOCATION
1115 Warner Ave. / PIN: 22-29-310-003-0000

BRIEF SUMMARY OF REQUEST

Lina Embroidery, represented by attorney Alexander Domanskis, has applied for rezoning from R-6, Multi-Family Residential District to B-1, Office/Retail Transitional District in addition to a variation from §17.10.020 to allow for a reduction in required on-site parking.

Lina Embroidery has been operating in the Village of Lemont since January of 2006, currently located in the adjacent shopping center at 1134 State Street. They engage in printing, screening, embroidery, alteration and design of clothing, which is typically special ordered, and custom made for clients. The business generally works one-on-one with clients, and most orders are made and fulfilled online. Lina's has contracted to purchase 1115 Warner with the anticipation of moving its operations and growing its business, as they have been seeking to expand for years.

Rezoning from residential to B-1 will allow a low intensity commercial use, such as Lina Embroidery, to operate at the 1115 Warner location. There is no on-site parking, although adjacent to a large surface parking lot for the plaza, requiring a variation from the UDO Section 17.10.020. The Unified Development Ordinance (UDO) requires 20 off-street parking spaces for the 5,000 square-foot building (1 parking space for every 250 square-feet of gross-floor area).



Source: Village of Lemont GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
Village of Lemont R-6, Multi-Family Residential District	Vacant government office building	**North**: Village of Lemont R-6 / Multi-Unit condo buildings with surface parking lot **South**: Village of Lemont B-3 / Surface parking lot for Lemont Plaza **East**: Village of Lemont B-3 / Lemont Plaza **West**: Village of Lemont R-4A / Existing detached single-family home	Rezoning and Variation	13,113 square feet (0.3-acres) Building: Approx. 5,000 square-feet

PROPERTY HISTORY

The 0.3-acre subject property is zoned R-6, Multi-Family Residential District and is owned by Lemont Township, which recently relocated its offices and meeting space to the Township's main facility on Alba Street. While government offices are permitted in the R-6 district, private businesses—such as Lina Embroidery—are not allowed in residential districts.

Historically, the building has served a variety of community functions, including dances, recitals, and other gatherings. Parking has traditionally relied on on-street spaces and the adjacent plaza lot, and Lina Embroidery intends to operate in the same manner. The applicant has indicated that, if required, the lot could accommodate on-site parking spaces and has obtained an estimate from a paving contractor to support this option.

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The subject property's future land use in the Lemont 2030 Comprehensive Plan is Mixed Use (MU).	The proposal is compatible with the UDO with the rezoning request and variation from the UDO Parking Requirements.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Plat of Survey
4. Rezoning & Variation Application, Project Summary and Associated Documents (Floor Plan)

Attachment 1 – Staff Analysis – 1115 Warner Rezoning & Variation Request



Comprehensive Plan. The Lemont 2030 Comprehensive Plan identifies the subject property's future land use as Mixed Use (MU) indicated by the brown color on the future land use map. The Mixed-Use designation is intended to accommodate a blend of land use, including commercial, office, residential, and institutional, that can function together in a compatible, walkable environment.

Lemont 2030 Plan Alignment.

- **Supports Adaptive Reuse:** The rezoning allows for reuse of a former government building, consistent with the Plan's goal of reinvesting in existing structures and infrastructure rather than pursuing greenfield development.
- **Encourages Neighborhood-Scale Commercial:** The B-1 District permits low-intensity office and retail uses that serve nearby residents. This is in line with the Plan's Mixed Use vision, which anticipates a balance of commercial and residential activity.
- **Provides a Transitional Land Use:** The property is at the intersection of higher-intensity commercial (B-3) and residential districts (R-6, R-4, R-4A). The B-1 designation provides a context-sensitive transition, consistent with the Plan's principle of buffering residential areas from intensive commercial activity.
- **Strengthens Local Economy:** The proposed use by Lina Embroidery, a long-standing local business, supports the Plan's economic development objective to retain and expand businesses within the community.
- **Enhances Corridor Character:** Located along State Street near a major commercial center, the proposed rezoning integrates a neighborhood-serving business into the broader commercial corridor, furthering the Plan's intent to reinforce corridors as mixed-use nodes.

The rezoning from R-6 to B-1 is consistent with the Lemont 2030 Comprehensive Plan's Mixed Use designation, as it supports reinvestment, provides transitional land use, and accommodates a business type envisioned for such areas.

REZONING ANALYSIS

The subject property is currently zoned R-6, Multi-Family Residential District, which is intended to provide medium to high-density areas for single-family attached and multi-family dwellings: duplexes, two-family dwellings, townhomes, apartment buildings and condominium buildings. The subject parcel is located at the transition point between multiple zoning districts:



Village of Lemont Zoning Map

- B-3, Arterial Commercial District to the south and east, anchored by major retail uses (red on image).
- R-6, Multi-Family Residential immediately to the north (brown on image).
- R-4/R-4A, Detached Single-Family Residential to the west and southwest (yellow and orange on image).

The subject parcel meets or exceeds several bulk requirements of both the R-6 and B-1 districts, as summarized below:

Standards	**Zoning Districts**			
	R-6	**B-1**	**Subject Property**	**Conformity**
Minimum Lot Size (in sq. ft)	10,000	None	13,113	✓
Minimum Lot Width (in ft.)	80	25	93	✓
Minimum Front Setback (in ft.)	25	20	26.95	✓
Minimum side yard setback (in ft)	15	20	8.02	Legal Nonconforming
Minimum rear setback	30	20	Approx. 18	Legal Nonconforming

The proposed rezoning will not create new non-conformities. While the side and rear yard setbacks are below current standards, these conditions pre-exist and will remain legal nonconformities under the proposed rezoning. No intensification of these nonconformities will occur as a part of this request. Overall, the property is appropriately sized to support the proposed B-1 zoning designation. The parcel is positioned between higher-intensity commercial and lower density residential makes the B-1 designation appropriate, serving as a buffer zone.

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. The LaSalle factors are as follows:

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.*

The proposed rezoning of 1115 Warner Avenue from R-6, Multi-Family Residential District, to B-1, Transitional Office/Retail District, is generally consistent with the LaSalle factors used to evaluate zoning map amendments. The property is located at the intersection of multiple zoning districts, including B-3 to the south and east and R-4/R-4A to the west, making the B-1 designation a compatible transitional buffer. The existing R-6 zoning diminishes the property's value by limiting its reuse options, particularly as the building is not well-suited for residential development.

The proposed amendment promotes the public health, safety, and welfare by enabling reinvestment in a vacant government building and supporting a long-standing local business. The relative public gain of reactivating the property outweighs any hardship to the applicant under current restrictions. The property has remained underutilized for an extended period, demonstrating limited suitability for residential purposes under existing zoning.

There is a demonstrated public need for the proposed office/retail use, as it supports economic vitality, provides local services, and reinforces the mixed-use character envisioned by the Comprehensive Plan. Finally, the Village has thoroughly planned and zoned this

area, with the Comprehensive Plan designating the site for Mixed Use development, of which the proposed B-1 rezoning is consistent.

Variation Request

The proposal also includes a request for a variation from the Unified Development Ordinance (UDO) to allow the retail/office business to occupy the existing building without providing any on-site parking. Under UDO Section 17.10.020, the off-street parking requirement is one space per 250 square feet of gross floor area, which would require approximately 20 off-street parking stalls for the 5,000 square foot property. Currently, there are no off-street parking stalls located on the site.

Historically, Lemont Township operated from this building and utilized a combination of on-street parking along Warner Avenue and spaces in the adjacent commercial plaza lot to accommodate parking demand. While the applicant has proposed a similar arrangement, formal use of the plaza lot has not been secured, as the plaza owner requires a lease agreement at significant cost.

The applicant has explored the possibility of adding 6–7 parking stalls on site and obtained a cost estimate for this work. However, a site plan has not been provided, and it is unclear whether such an arrangement would comply with UDO design standards. Specifically, no more than 50% of required stalls may be located between the building and the adjacent right-of-way, which may limit or preclude this option.

As proposed, the business would rely primarily on on-street parking and available spaces in the surrounding area. The applicant notes that the business has a relatively small staff presence on site (approximately six employees) and that customer visits are typically scheduled or limited to pick-ups, reducing the likelihood of high concurrent parking demand.

Standards for Variations.

The requested variation is from §17.10.020 of the UDO, which requires one off-street parking space per 250 square feet of gross floor area. For the 5,000-square-foot building at 1115 Warner Avenue, this equates to 20 required parking stalls. The property currently provides no on-site parking. Section 17.04.150.D states that variation requests must be consistent with the following three standards to receive a recommendation for approval:

1. **The variation is in harmony with the general purpose and intent of the Unified Development Ordinance.**

   Analysis: The UDO is intended to promote public health and welfare, conserve property values, and ensure adequate access, circulation, and neighborhood character (§17.01.050). The property has historically operated without off-street parking, with demand accommodated through on-street spaces and informal use of nearby lots. The proposed reuse of the building would not expand the footprint or

alter its form, but it introduces a commercial activity that may generate parking needs at different times or in different patterns than the prior institutional use.

2. **The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.**

   Analysis: The subject parcel was developed without off-street parking, and the site's size and configuration limit the ability to construct the full number of required stalls. The applicant has obtained a cost estimate for 6–7 stalls but has not submitted a site plan, and compliance with UDO design standards is uncertain. These physical conditions are not typical of most properties in commercial zoning districts, which generally provide some level of off-street parking.

3. **The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.**

   Analysis: The property is located at the edge of residential and commercial zoning districts and has historically functioned without on-site parking. Parking demand has been met through on-street spaces along Warner Avenue and informal use of nearby commercial lots. The applicant indicates the proposed business will have a limited number of employees on-site and primarily scheduled customer visits. Reliance on on-street parking could continue, though this may also overlap with neighborhood residential demand. The impact of granting the variation depends in part on how actual parking needs are distributed and managed.

CONCLUSION

The applicant is seeking to rezone the property at 1115 Warner Avenue from R-6, Multi-Family Residential District, to B-1, Transitional Office/Retail District, along with a variation from UDO parking standards to permit use of the existing building without providing the required off-street parking. The proposed rezoning is consistent with the Mixed-Use designation in the Village's Comprehensive Plan and reflects the property's transitional location between commercial and residential districts. The property meets or exceeds most bulk standards, and the rezoning would not create new nonconformities. The requested parking variation is based on the site's unique physical constraints, as the lot was developed without off-street parking and has limited capacity to meet current requirements. The LaSalle factors and variation standards provide the framework for consideration of whether the proposal is compatible with surrounding land uses and appropriate for the site.

If the Planning and Zoning Commission recommends approval of Case 2025-19 the following condition should be considered:

1. Any approval of the parking variation should be expressly tied to the proposed use and/or subject to review if a future use generates higher parking demand.
2. Secure a location to permanently park employees. Continue negotiations with plaza ownership or locate another surface parking lot in the vicinity to secure as much off-street parking as possible.

Attachment 2 - Site Photographs



Figure 1. Front of 1115 Warner Avenue building.



Figure 2. View of 1115 Warner looking northeast, plaza parking on right.

Attachment 3

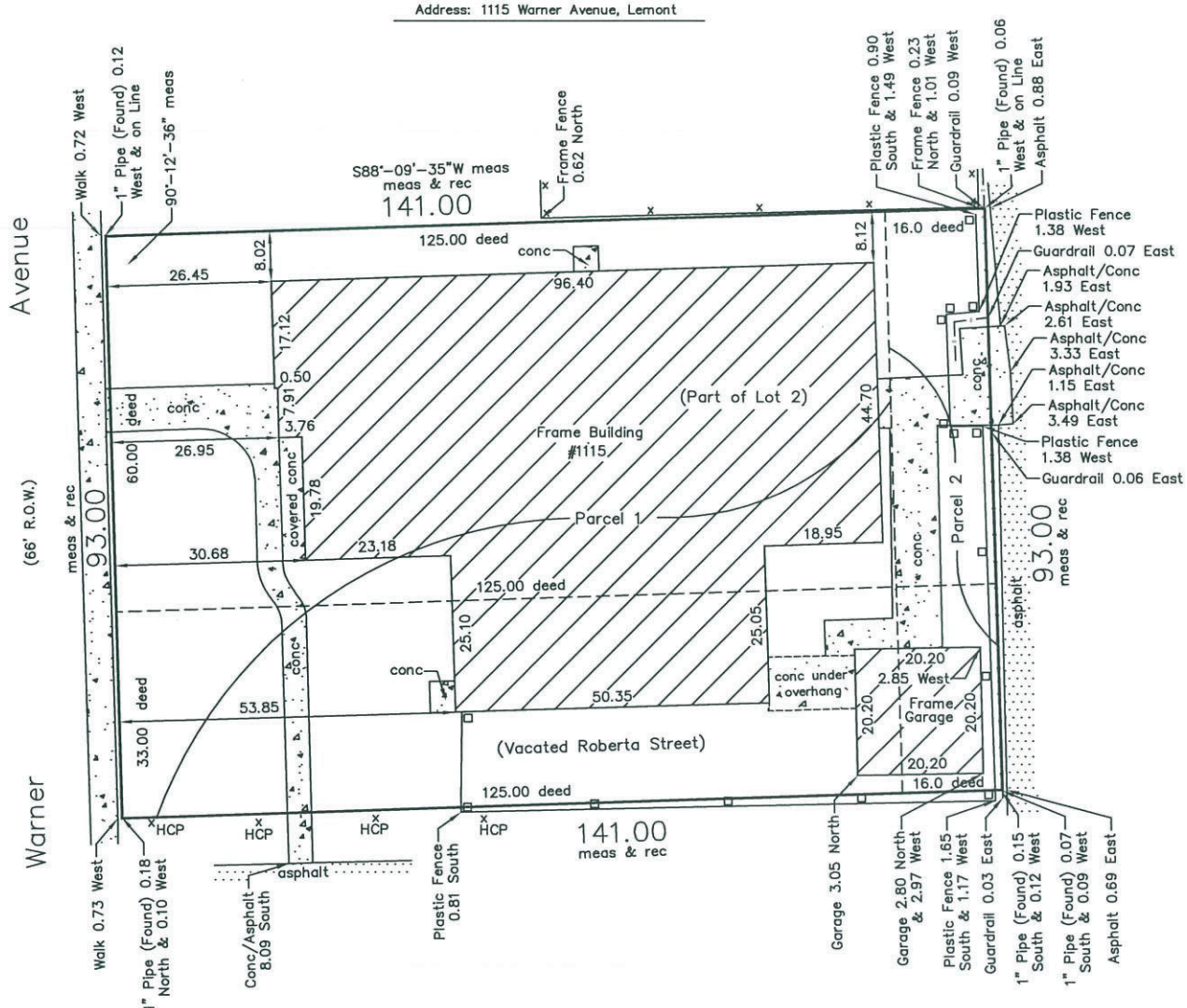
KABAL SURVEYING COMPANY
Land Surveying Services
10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Plat of Survey

Parcel 1: The West 125 feet of the South 60 feet of Lot 2 in Essick Plaza Subdivision, Addition to the Village of Lemont, Subdivision of the South 1/2 of the North 1/2 of the East 1/2 (except the West 695 feet thereof) of the Southwest 1/4 of Section 29 Township 37 North Range 11 East of the Third Principal Meridian, together with the West 125 feet of vacated Roberta Street lying South and adjoining Lot 2 aforesaid in Cook County, Illinois.

Parcel 2: The East 16 feet of the South 60 feet of the West 141.00 feet of Lot 2 in Essick Plaza Subdivision, Addition to the Village of Lemont, Subdivision of the South 1/2 of the North 1/2 of the East 1/2 (except the West 695 feet thereof) of the Southwest 1/4 of Section 29 Township 37 North Range 11 East of the Third Principal Meridian, together with the East 16 feet of the West 141 feet of vacated Roberta Street lying South and adjoining Lot 2 aforesaid in Cook County, Illinois.

Address: 1115 Warner Avenue, Lemont



Notes:
1) Compare legal description to deed or title policy and report any discrepancy for clarification or correction immediately. Unless otherwise noted, this plat does not show building lines or other restrictions established by local ordinances or shown on a title policy.
2) Measured bearing shown hereon is based on the Illinois East State Plane Coordinate Zone 1201 (NAD83) determined by GPS measurements.
3) Survey was completed from found monumentation.

LEGEND
R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
pch = porch, conc = concrete
HCP = handicap parking sign

Area of property is approximately 13,113 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed June 16, ,20 25

Scale: 1 inch = 20 ft.
Order No. 251036
Ordered By: Lemont Township

Mitchell P. Balek
035-003250
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
Westchester, Illinois

ORIGINAL SEAL IN RED

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS } s.s.
COUNTY OF COOK }

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2026

EXHIBIT A

Attachment 4

ATTACHMENT TO VARIATION CRITERIA WORKSHEET

APPLICANT: LINA EMBROIDERY, INC.
ATTORNEY FOR APPLICANT: ALEXANDER R. DOMANSKIS
OWNER: LEMONT TOWNSHIP
PROPERTY: 1115 WARNER AVENUE, LEMONT, ILLINOIS 60439
EXISTING ZONING: R-6, MULT-FAMILY RESIDENTIAL DISTRICT
PROPOSED ZONING: B-1, OFFICE/RETAIL TRANSITIONAL DISTRICT

The following is in support of the requested variation of the parking requirements in the Unified Development Ordinance (UDO):

Physical surroundings: The particular physical surroundings, shape and topographical condition of the Property result in a hardship if the strict letter of the UDO was applied. Section 17.10.020 of the UDO would require 20 parking spaces, for the 5,000 gross square feet of the Property, as one spot is required for every 250 square feet under the code section. Though the Property has no parking spaces on site, when the Property was utilized by Lemont Township (the seller under contract), the adjacent shopping center was utilized, with numerous parking spaces off of Warner Avenue. Lina Embroidery, Inc. is a long-established business currently operating in the adjacent shopping center. It has contracted to purchase the property and intends to move its operations there. It has no more than six employees on site at any time, and it conducts most of its sales online. The current off-site spaces will be more than adequate for the amount of traffic anticipated for the business and will not cause disruptions to surrounding properties or adjacent streets. In fact, it is anticipated that the use of street and adjacent lot parking by the Applicant will be less intense in nature than the uses of Lemont Township for its staff and for meetings

Inapplicability to other properties in the same zoning classification: Other retail businesses anticipate higher volumes of in-person shoppers. Lina Embroidery, Inc. creates custom orders and fulfills most of its orders online. The business does not typically make sales “off the rack”, and when in person customer visits occur they are typically scheduled in advance.

Hardship not caused by any person having interest in the Property: Lina Embroidery, Inc. has not caused the lack of parking spaces. The Property uses parking spaces in the adjacent shopping plaza and nothing has been done to reduce those spaces. The previous owner had more intense parking needs than those anticipated by the Applicant.

No detriment to the public welfare and no injury to other property in the neighborhood: Lina Embroidery, Inc.’s proposal will neither cause detriment to the public welfare, nor injury to other property in the neighborhood. The proposed use of the Property is beneficial to the public welfare as it will result in a business that will be convenient for access by residents and businesses in the Village of Lemont.

No impairment on light and air to adjacent properties: Lina Embroidery, Inc's proposal will cause no impairment on light and air to adjacent properties. There is no proposed change to the exterior that will effect light or air related to adjacent properties. The proposed use of the property is low density and will not affect the light with respect to adjacent properties. The proposed use will comply with all applicable air safety and related ventilation requirements.

UDO Section 17.04.150.D.1a. The variation is in harmony with the general purpose and intent of the Unified Development Ordinance:

The proposed use of the Property is a custom-order embroidery business that will comply with all applicable laws and regulations and as such will result in a benefit to the area that is compatible with the general purposes of the UDO to protect the health, safety and welfare of the persons and structures within the district.

UDO Section 17.04.150.D.1.b The plight of the owner is due to unique circumstances and thus strict enforcement of the Unified Development Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions that are not generally found on other properties in the same zoning district:

The currently utilized parking spaces in the adjacent lot are more than sufficient to meet the needs of the business which intends to utilize the property. Strict enforcement would require the expense of new parking construction, which would cause an inconvenience to adjacent property owners, and is unnecessary for the proposed business, as the business has low volumes of in-person visitors.

UDO Section 17.04.150.D.1.c The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property. The proposal would allow the property to remain in its current state in relation to parking, and the currently utilized parking in the adjacent lot, as well as on-street parking, is more than sufficient to meet the needs of the proposed business without disrupting adjacent properties, or resulting in spillover to surrounding streets.

APPLICATION TO THE VILLAGE OF LEMONT FOR REZONING TO B-1 TRANSITIONAL OFFICE/RETAIL DISTRICT FROM R-6 MULTI-FAMILY RESIDENTIAL DISTRICT WITH VARIANCES FOR PROPERTY LOCATED AT 1115 WARNER AVENUE

PROJECT SUMMARY

THE PROJECT

This application concerns the property located at 1115 Warner Avenue in the Village of Lemont (hereinafter, the "Property"). The Property is currently being used by Lemont Township with zero (0) on-site parking. Lemont Township used the property for meetings, elections, and for other events and gatherings requiring intense parking usage. The Property abuts the "Lemont Plaza" shopping center (1100 State Street) on the east and south, and specifically abuts the large parking lot at the back of the shopping center. Despite the lack of on-site parking at the Property, Lemont Township has met its needs through use of the large parking lot in back of the shopping center, and adjacent street parking. The use being requested here is for the same variation from UDO parking requirements enjoyed by Lemont Township, with less intense parking requirements than those of Lemont Township.

THE APPLICANT

The Applicant is Lina Embroidery, Inc., a business of Lina Smilgiene and Kestutis Smilgis (hereinafter, the "Applicant"). The Applicant is currently under contract to purchase the property located at 1115 Warner Avenue (hereinafter the "Property") from Lemont Township. If the application is granted, then the Property will be deeded to a limited liability company with the same owners. Lina Embroidery, Inc. has operated in the Village of Lemont since January of 2006, and is currently operating in the shopping plaza adjacent to the Property at 1134 State Street. Lina Embroidery, Inc. engages in printing, screening, embroidery, alteration, and design of clothing which is typically special ordered and custom made for clients. The business works one on one with clients to fulfill their needs, and most orders are made and fulfilled online. When customers choose to have in person meetings, these are typically pre-scheduled and involve a minimal number of participants and involve primarily pick ups. The Applicant wants to expand its existing business into the Property to continue with its retail and light, home based business production of embroidered goods in line with UDO Section 17.10.020. The Applicant wants to grow its business and has been seeking to expand for years, either in Lemont or a nearby municipality. The Applicant would prefer to expand in Lemont, where it has enjoyed nearly twenty years of positive community relations and where it considers itself at home.

PROJECT SUMMARY

1. Our first request is for rezoning of the Property from Lemont R-6 to Lemont B-1, to allow the Property to be utilized by the business, Lina Embroidery, Inc., which currently operates in the adjacent shopping plaza and has done business in the Village of Lemont for nearly twenty (20) years.
2. Our second request is for a variation from UDO Section 17.10.020, which would require the 5,000 sq. ft. subject Property to make twenty (20) off-street parking spaces available, to instead allow the proposed business to operate utilizing street parking and parking in the adjacent shopping center, as has been done previously when the Property was utilized by Lemont Township for meetings, voting, and other gatherings.
3. As explained below, the proposed rezoning and variance should not have negative effects on the surrounding areas, which are zoned R-6, R-4, and B-3, because the proposed business engages in limited retail activities, and in light production activities typical of a home based business (which are permitted in both R-6 *and* B-1 zoning, under UDO Section 17.06.080 (g)). Additionally, the proposed variance will not disrupt surrounding streets or properties since the proposed business expects to have less intense parking needs than Lemont Township had for the Property.

REZONING REQUEST

The Applicant proposes the rezoning of the Property from R-6 to B-1 to allow Lina Embroidery, Inc. to operate on the Property. Retail sales are specifically allowed under B-1 zoning. Custom printing and embroidery services are appropriate for B-1 zoning and qualify as a home based business under UDO Section 17.06.080(g). The proposed business will be conducted in a quiet manner that does not disrupt surrounding properties.

SURROUNDING LAND USES

The Property is at the Northeast corner of Warner Avenue and the vacated Roberta Street, in the Village of Lemont. The property is abutted to the North by R-6 zoned residential property, to the West by R-4 zoned residential property, and the East and South by B-3 zoned commercial property constituting a major and heavily trafficked shopping plaza and parking lot currently anchored by Goodwill and Pete's Fresh Market.

SURVEY AND PROPOSED CHANGES

The Property consists of 5,000 gross square feet (see the Plat of Survey attached hereto as **Exhibit "A"**) and is currently under contract for sale from Lemont Township to the Applicant. The Property was previously utilized by Lemont Township as office and meeting space, and the Township utilized street parking and parking in the adjacent shopping plaza to accommodate larger volumes of visitors than the Applicant anticipates will need to be accommodated by the proposed

business. The Applicant has no intent to change any structures or engage in any construction on the Property, and will make interior improvements as preliminarily set forth on the Applicant's Plan Proposal attached hereto as **Exhibit "B"**.

VARIATION REQUESTS AND PROPOSED IMPROVEMENTS

A variation application setting forth the satisfaction of variation criteria has been submitted. The variation request seeks to vary Lemont B-1 requirements to remove the requirement of one (1) parking space per 250 square feet and to allow the proposed business to operate without constructing new parking spaces. No other variations from Lemont B-1 requirements are expected and are not being sought.

The proposed variation will not disrupt adjacent properties. Abutting the Property to the South and East is a B-3 zoned and heavily trafficked shopping plaza and parking lot, currently anchored by Goodwill and Pete's Fresh Market, and the proposed variation will not disrupt their already commercial activities. There are numerous adjacent parking spaces in back of the shopping center off Warner Avenue that have been utilized by Lemont Township. The proposed use by Lina Embroidery, Inc., will be much less intense as to parking requirements. The Applicant does not believe the proposed variation will disrupt adjacent R-6 and R-4 zoned residential properties, because the existing parking arrangement will be more than adequate for the proposed business, which conducts most sales online and has a minimal number of in-person employees. There is also adequate street parking available off of Warner Avenue.

CONCLUSION

We have submitted a plat of survey, project summary, owner's authorization and consent, and other requisite documents. We request your recommendation for approval of:

1. Rezoning to Lemont B-1 zoning.
2. A variance to allow the proposed business to operate with nine (9) parking spaces, in variation of UDO Section 17.10.020.

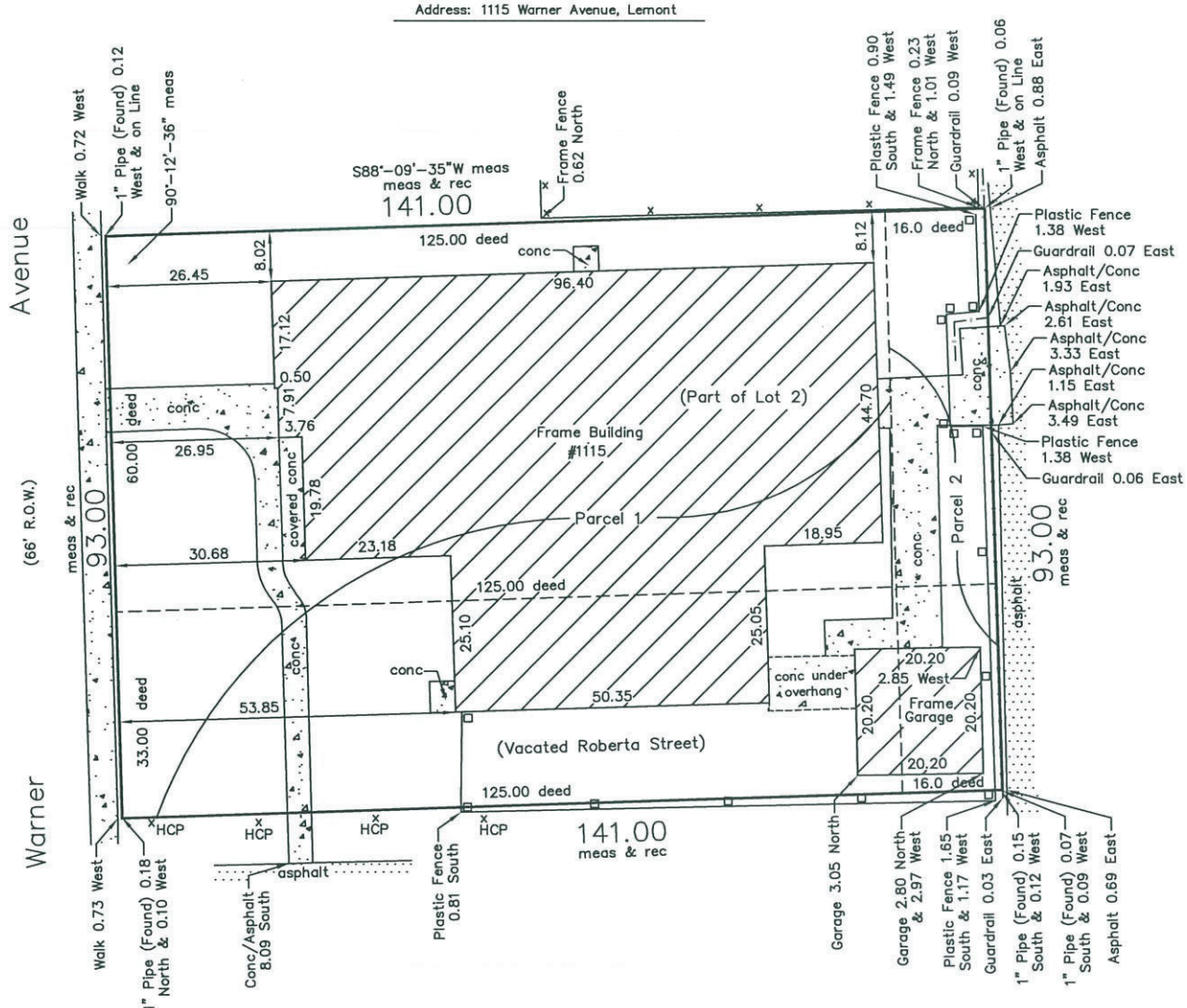
KABAL SURVEYING COMPANY
Land Surveying Services
10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Plat of Survey

Parcel 1: The West 125 feet of the South 60 feet of Lot 2 in Essick Plaza Subdivision, Addition to the Village of Lemont, Subdivision of the South 1/2 of the North 1/2 of the East 1/2 (except the West 695 feet thereof) of the Southwest 1/4 of Section 29 Township 37 North Range 11 East of the Third Principal Meridian, together with the West 125 feet of vacated Roberta Street lying South and adjoining Lot 2 aforesaid in Cook County, Illinois.

Parcel 2: The East 16 feet of the South 60 feet of the West 141.00 feet of Lot 2 in Essick Plaza Subdivision, Addition to the Village of Lemont, Subdivision of the South 1/2 of the North 1/2 of the East 1/2 (except the West 695 feet thereof) of the Southwest 1/4 of Section 29 Township 37 North Range 11 East of the Third Principal Meridian, together with the East 16 feet of the West 141 feet of vacated Roberta Street lying South and adjoining Lot 2 aforesaid in Cook County, Illinois.

Address: 1115 Warner Avenue, Lemont



Notes:
1) Compare legal description to deed or title policy and report any discrepancy for clarification or correction immediately. Unless otherwise noted, this plat does not show building lines or other restrictions established by local ordinances or shown on a title policy.
2) Measured bearing shown hereon is based on the Illinois East State Plane Coordinate Zone 1201 (NAD83) determined by GPS measurements.
3) Survey was completed from found monumentation.

LEGEND
R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
pch = porch, conc = concrete
HCP = handicap parking sign

Area of property is approximately 13,113 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed June 16, ,20 25

Scale: 1 inch = 20 ft.
Order No. 251036
Ordered By: Lemont Township

Mitchell P. Balek
035-003250
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
Westchester, Illinois

ORIGINAL SEAL IN RED

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS } s.s.
COUNTY OF COOK }

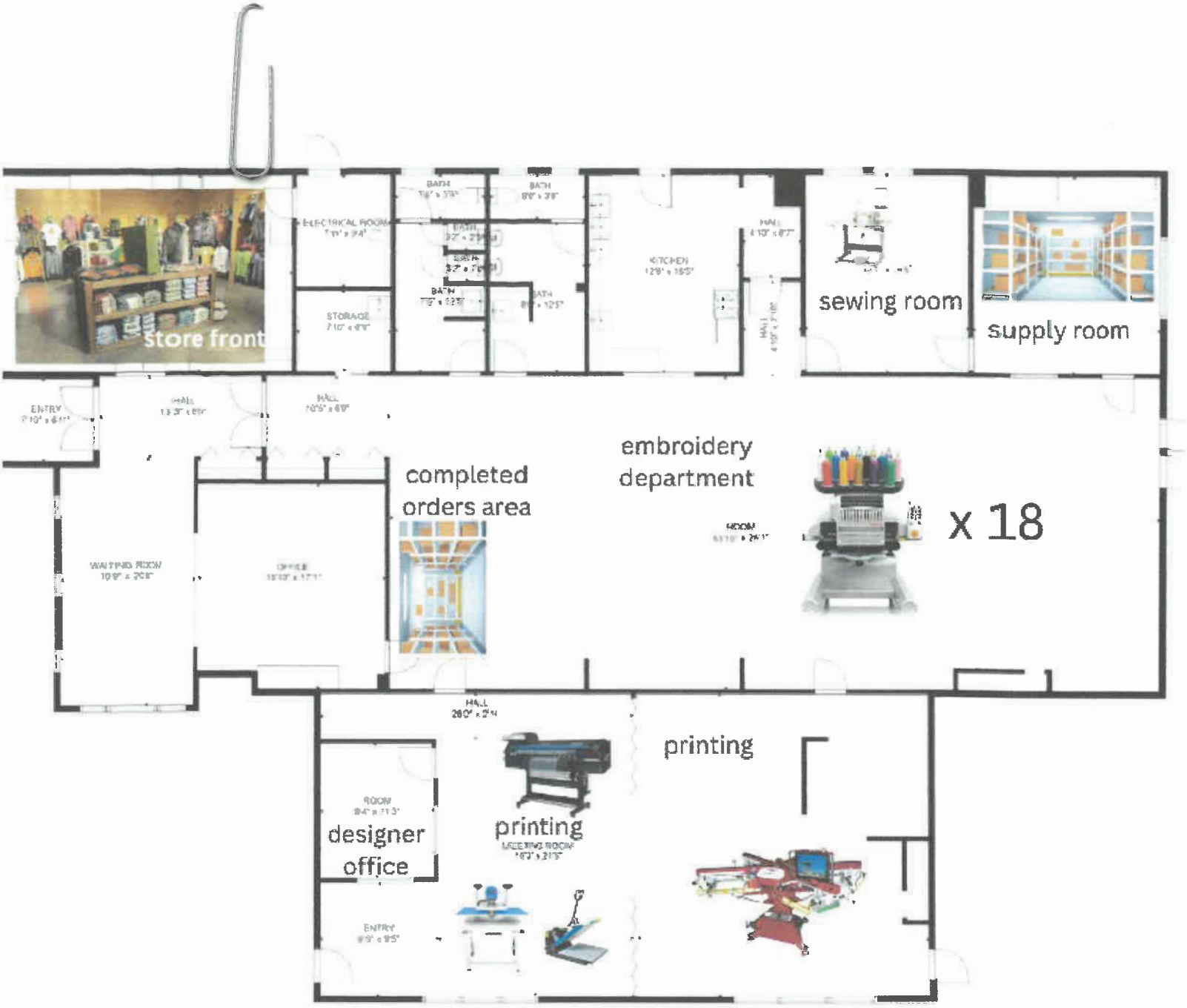
I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2026

EXHIBIT A



TOTAL: 4787 sq. ft
FLOOR 1: 4787 sq. ft
EXCLUDED AREAS: STORAGE: 460 sq. ft, ELECTRICAL ROOM: 74 sq. ft
WALLS: 169 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

EXHIBIT B

I ~~was~~ received the plan and I took action. I knocked on doors to speak w/ my neighbors I am here as the representative for the neighborhood surrounding the township property. I became

I am David Walworth, and I live with my wife and infant @ 1103 Warner. We oppose the requirement that Lina's embroidery remove the front gravel of 1115 Warner. I spoke with my neighbors this past sunday, showing them the planned parking lot. Over 90% of the neighborhood would prefer that Lina's embroidery be allowed to use 1115 Warner without a new parking lot. The parking lot is not befitting the character of a residential neighborhood, and there is plenty of existing street parking.

Marian: "Just fight, ok? We don't need that."

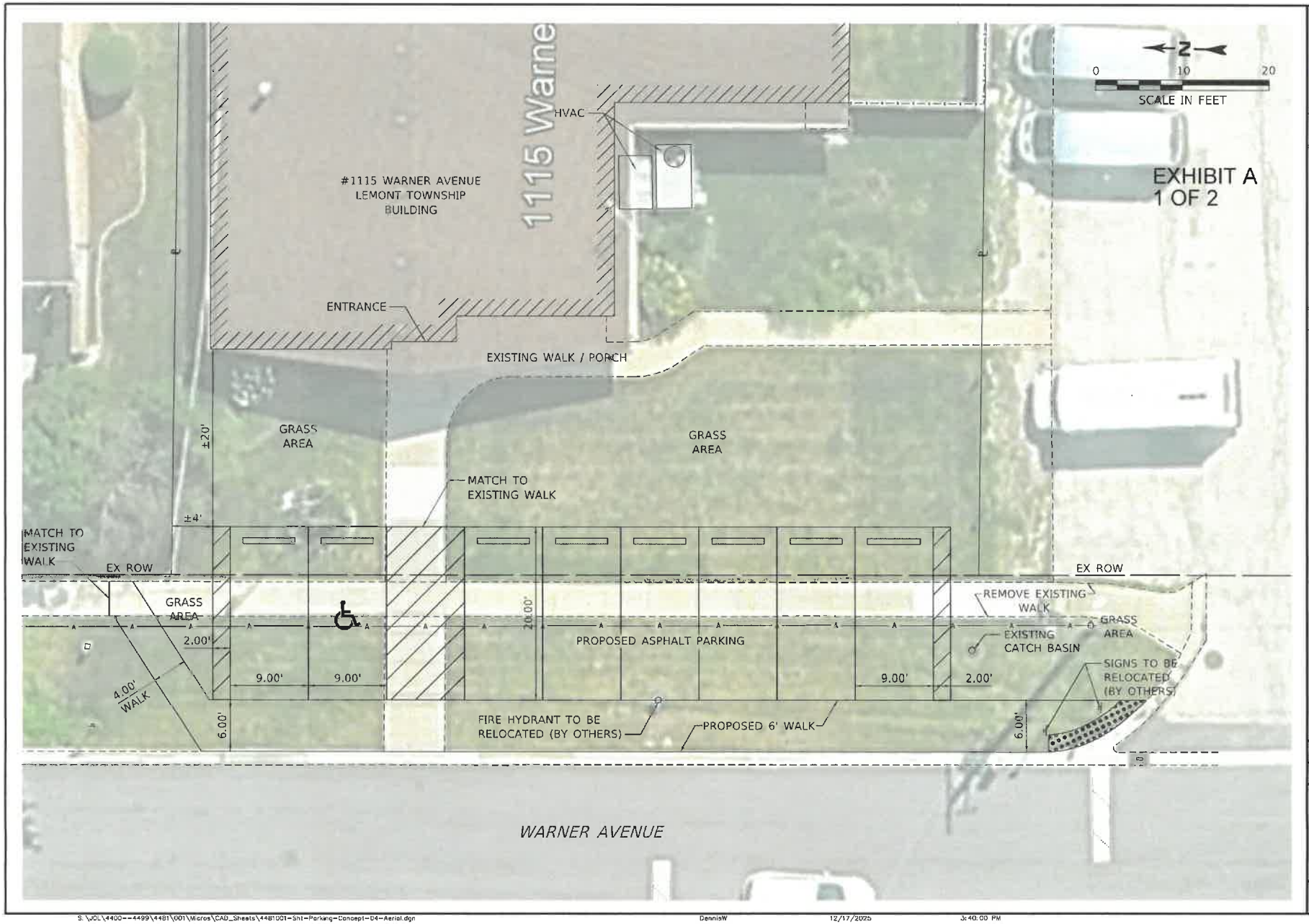
I asked my neighbors to sign a petition saying "Village of Lemont should provide a variance for zero parking spots at the old Township location."
Here is who signed:

Village of Lemont should provide a variance for zero parking spots at the old Township location.

Name	Address
David Walwark	1103 Warner
John Andrevich	1105 Warner
Michael Long	1107 Warner
Kathleen Brussell	1109 Warner
LAN YO	1113 Warner Ave
[illegible] Tormessy	1108 Warner Ave
Stanislaw Ustupski	1112 Warner Ave
Mona Turpin	1116 Warner Ave.
Don Slee	70 E. ROBERTA
Agnieszka Porch	1100 Warner Ave
MARIAN MAKH	90 E ROBERTA ST
JANINA MAKH	90 E ROBERTA ST
Jim Cosgrave	1134 Warner Ave.
MARY MCCARTHY	91 E WOOD ST
JOE MATTIG	1042 WARNER
DORIS ZABILKA	1101 WARNER AVE

Village of Lemont should not put parking over walkability and child safety.

Name	Address
David WALWARK	1103 Warner
Jacob Kisiel	1111 Warner Ave



LEMONT

NO.	REVISIONS	DATE
1	PER REVIEW	12-17-25

PARKING CONCEPT PLAN

1115 WARNER AVENUE
LEMONT TOWNSHIP
LEMONT, ILLINOIS

JOB NO.
4481.001

PROJECT MGR.
AJS

STRAND ASSOCIATES®

SHEET

S:\JOL\4400--4499\4481\001\Micros\CAD_Sheets\4481001-Sht-Parking-Concept-04-Aerial.dgn DennisW 12/17/2025 3:40:00 PM

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Jamie Tate, Community Development
THROUGH: Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT: Discussion of Case 2025-25 Grand Prairie Water Commission (GPWC) Planned Unit Development
DATE: February 16, 2026

SUMMARY/BACKGROUND

The Grand Prairie Water Commission (GPWC) has applied for approval of a Special Use for Utilities and a Preliminary Planned Unit Development (PUD) for construction of an intermediate water pumping station and elevated water storage facility at 12550 Bell Road.

GPWC is implementing its regional plan to receive Lake Michigan water from the City of Chicago and distribute it to its Charter Members, including Joliet, Crest Hill, Channahon, Minooka, Romeoville, and Shorewood. The Lemont location was selected by GPWC as it is near the approximate midpoint of the transmission main between Chicago and its member communities. At this time, there are no plans for the Village of Lemont to access the GPWC water system.

The subject property is approximately 15 acres and is zoned R-1, Single-Family Residential District. The property is bordered by the Sun Hill Subdivision to the north, ComEd power lines and Gleneagles to the west, the former Mid-Iron Golf Club in Palos Park to the south, and a rural farm residence and Forest Preserve property to the east.

The proposal includes construction of an initial 130-foot elevated water storage tank, a masonry pumping station building, emergency generator, secured utility yard, and associated site improvements.The maximum permitted height in the R-1 district is 37-feet.

While the current construction phase proposes installation of one elevated water storage tank, the Preliminary PUD plan contemplates the ability to construct up to three elevated tanks on the site over time as system demand increases, as well as expansion of the pump station building.

In addition to Special Use approval, the PUD application includes requests for deviations from height limitations and various development standards, including but not limited to:

- §17.06.030, §17.07.010 and Table 17-07-01: Allow water storage tanks to be 130 feet in height.
- §17.06.120: Allow outdoor storage and operations in a residential zoning district.
- §17.08.010: Allow exceptions to Development Standards within a PUD.
- §17.11 (Signs): Allow a wall sign on the water tank up to 875 square feet in area.
- §17.20.130: Allow PUD approval without a Tree Survey or Preservation Plan.
- §17.26.020 and §17.26.110: Allow pavement and drive aisles without required curb and gutter.
- §17.26.110(D) and §17.26.130(D): Allow development without sidewalks and associated

pedestrian or bike paths within the right-of-way.

ANALYSIS

Comprehensive Plan

The Lemont 2030 Comprehensive Plan designates the subject property as Contemporary Neighborhood (CTP). The CTP designation anticipates residential development characterized by neighborhood-scale design and compatibility with surrounding residential areas. The proposed utility facility is not consistent with the residential character, density, or design principles outlined for the CTP designation. Additional Comprehensive Plan analysis is provided in the PZC Staff Memo included in the Attachments.

Planning & Zoning Commission (PZC)

On December 3, 2025, the Planning & Zoning Commission conducted a public hearing on the requested Special Use and Preliminary Planned Unit Development for the proposed GPWC facility.

Staff presented an overview of the project, including the proposed 130-foot elevated storage tank (where 37 feet is permitted in the R-1 District), outdoor equipment areas, fencing, lighting, and requested deviations. Staff also reviewed the Comprehensive Plan designation and associated future land use considerations.

The applicant presented details regarding the regional necessity of the facility, hydraulic requirements dictating its location, and the overall 2030 project timeline. The applicant also addressed site design, lighting, security, and landscaping considerations.

Commission discussion included:

- Consistency with the Comprehensive Plan designation of Contemporary Neighborhood;
- Whether the proposal satisfied the Special Use standards under §17.04.140;
- Whether the PUD request met the objectives of §17.08.010;
- The magnitude of the requested height deviation;
- Impacts on adjacent residential properties;
- Questions regarding jurisdiction and applicability of local zoning.

The Commission also inquired whether alternative configurations had been explored, including multiple smaller facilities to reduce overall tank height. The applicant indicated that alternative locations were evaluated; however, much of the surrounding area consists of Forest Preserve property and was not available for acquisition.

Public comment was received from residents of the Sun Hill subdivision expressing concerns regarding compatibility with surrounding residential development, visual impact of the elevated tanks, potential property value impacts, and the absence of direct benefit to Lemont.

Following further discussion, a motion was made to recommend approval with staff conditions. That motion failed on a roll call vote of 2-4.

The Commission subsequently directed staff to prepare the Findings of Fact, determining that:

1. The proposal is in conflict with the Contemporary Neighborhood future land use designation;

2. The requested Special Use does not sufficiently meet the standards set forth in §17.04.140; and
3. The Planned Unit Development request does not sufficiently meet the objectives of §17.08.010.

Based on those findings, the Planning & Zoning Commission recommended denial of the requested Special Use and Preliminary Planned Unit Development. The full PZC minutes are in the Attachments and the recorded meeting can be found here: Agendas and Minutes Center | Village of Lemont, IL (December 3, 2025 Planning & Zoning Commission Meeting)

Updated Plans Submitted After PZC Review
Subsequent to the December 3, 2025 PZC meeting, the applicant submitted revised lighting and landscaping plans.

The revised lighting plan reduces pole heights from 30 feet to 20 feet, consistent with residential zoning standards. As a result, the previously requested lighting height deviation has been eliminated.

The updated landscape plan incorporates additional screening around the outdoor storage area, along the Sun Hill subdivision perimeter, and along Bell Road, as recommended by the Village Arborist.

These revised plans were not reviewed by the Planning & Zoning Commission prior to issuance of its recommendation. The applicant's memo outlining these updates is included in the Attachments.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Discussion of the item.

BOARD ACTION REQUESTED
A motion to discuss the item.

ATTACHMENTS
MEMO to COW from Applicant dated 1.29.2026
PZC Staff Memo, Analysis and Attachments for Case 2025-25 GPWC
GPWC-PUD Revised Engineering Plans after PZC
PZC Minutes from December 2025 Meeting for GPWC
12 GPWC-PUD Application 10-15-2025 Exhibit J Plans
16 GPWC-PUD Application 10-15-2025 Exhibit N Elevations
04 GPWC-PUD Application 10-15-2025 Exhibit B Summary.pdf
10 GPWC-PUD Application 10-15-2025 Exhibit H Survey.pdf
Colored Renderings

MEMO

GRAND PRAIRIE
WATER COMMISSION

TO: George Schafer, Village Administrator, Village of Lemont
Jamie Tate, Consulting Planner, Village of Lemont

CC: Mayor Egofske and Board of Trustees, Village of Lemont

FROM: Allison M.W. Swisher, Program Director, Grand Prairie Water Commission

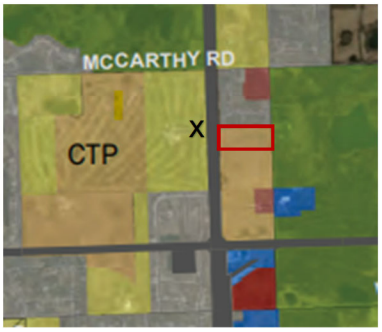
DATE: January 29, 2026

RE: Case 2025-25 – Grand Prairie Water Commission (GPWC)
Pumping and Water Storage Facility, 12550 Bell Road

The Grand Prairie Water Commission ("GPWC" or "Commission") was pleased to have the opportunity to present information regarding its planned development of the property at 12550 Bell Road in the Village of Lemont ("Property" or "Site") at the Lemont Planning and Zoning Commission meeting on December 3, 2025. During the course of the presentation to the Planning and Zoning Commission regarding this Preliminary PUD and Special Use request, the questions and concerns listed in bold below were raised by Planning and Zoning Commission members, Village staff and the public. In this letter, the Commission provides the following information in response to those questions and concerns about the Commission's development of the Property.

The Lemont 2030 Comprehensive Plan's future land use map designates the Property as Contemporary Neighborhood (CTP), which conflicts with the proposed pumping station and water storage facility.

A variety of factors make it unlikely that this Property would develop as Contemporary Neighborhood uses on its own, without being combined with another parcel. These factors include approximately one-third (five acres) of the Property is covered by delineated wetlands, poor drainage characteristics, and lack of a reliable stormwater outlet to promote better drainage. Because the property immediately to the south is in another municipality, there are limited opportunities for combination of the Property with other land for development for residential use.



In addition, as noted on page 2 of the Village staff report to the Planning and Zoning Commission, it is often necessary for municipal and utility facilities to be located in residential or other non-commercial areas of a municipality. An example of this that is of particular relevance here is that the Village of Lemont has entered into an Annexation Agreement with the developer of the Gleneagles development (just west of the Property) that provides for the developer to donate Outlot K of that subdivision to the Village for construction of a Village water tower. The 2030 Comprehensive Plan excerpt to the right shows the Commission Property highlighted in red and designated as CTP (peach color). It also shows Outlot K, which

is located immediately to the west of the Commission Property, on the west side of the Commonwealth Edison right-of-way, marked with a black X on the map to the right. Outlot K is in an area designated Conventional Neighborhood (yellow color), which is another residential category.

Another nearby example of necessary non-residential uses in residential areas is the property at 12940 Bell Road, on which the Fire Protection District's Fire Station #2 resides in the "Contemporary Neighborhood" area, along with a mobile antenna tower.

Does the Commission need zoning approval from the Village of Lemont?

No. However, as explained in correspondence with the Village over the last several years, as well as in the application materials submitted, the Commission is 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 has been willing to share its development plans with the Village through the zoning process while not conceding that the Village's Unified Development Ordinance can impose any governmental authority over its development of the Property. The Commission's position on this issue has remained consistent in the application as well as in correspondence from the Commission Chair to the Village. See enclosed letter dated July 30, 2024.

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 waterworks system for its member municipalities. Regional Water Commissions Act, 65 ILCS 5/11-135.5-1 *et seq*. As a regional water commission, GPWC has powers to implement construction of its water system and to locate the source of water supply and waterworks system in or outside any of its member municipalities. *See, e.g.,* 65 ILCS 5/11-135.5-15(a), (e), (f).

The Commission also has broad authority to acquire property in order to exercise its powers. 65 ILCS 5/11-135.5-40(a), (b). The breadth of its powers is also shown by the fact that the General Assembly has granted it the ability to construct, maintain, alter and extend its water mains as a proper use of highways. To use such highways, the Commission must give the applicable highway authority 60 days' notice prior to commencement of construction and comply with ordinances for protection of public and private property. 65 ILCS 5/11-135.5-40(d).

Long-standing case law in Illinois establishes that when a regional body is providing a regional service and serving a regional purpose, it is not subject to regulation by a single municipality. For example:

- *City of Des Plaines v. Metropolitan Sanitary District of Greater Chicago*, 48 Ill. 2d 11, 268 N.E.2d 428 (1971), held that the District's plan to construct a water reclamation plant within the City was not subject to City zoning restrictions because it would frustrate the purpose of the Chicago Sanitary District Act under which the District was authorized to operate.
- *City of Evanston v. Regional Transportation Authority*, 202 Ill. App. 3d 265, 559 N.E.2d 899 (1990), held that application of the City's zoning ordinance to the RTA and Pace Suburban Bus was not within the City's home rule power because denial of a special use

permit for a Pace bus garage on property within the City would frustrate the statutory purpose of the regional agency.

- *Village of Swansea v. County of St. Clair,* 45 Ill. App. 3d 184, 359 N.E.2d 866 (1977), held that application of the Village's zoning ordinance to the County dog pound was improper, because denial of zoning relief would frustrate the purpose of the Animal Control Act, which authorized the County to operate the dog pound.

Therefore, the Village of Lemont cannot deny zoning approval to the Commission's development of the Property in accordance with the Commission's statutory and regional purpose and mission.

Why was this specific site chosen?

Waterworks systems rely on hydraulic pressure in order to operate. The hydraulic analysis of a system of the size of the GPWC's is complex, but modeling shows that the facilities proposed for the Property are needed within a 2.75-mile corridor in this part of the transmission main route. Potential available sites within that corridor larger than 5 acres were limited due to the extensive holdings of the Forest Preserves of Cook County in this area (the Cook County Forest Preserve District Act provides no power for the District to sell its real estate), presence of wetlands and water bodies and various radio and telecommunications towers in the area which would impede construction of a water standpipe nearby. Remaining sites along the corridor are already developed, planned for development, or not large enough. Where possible, the design team tries to identify a "brownfield" or previously developed site for redevelopment but in this instance none was available. As explained in Exhibit B to the application, IEPA regulatory requirements for the water system would not be met if the site moved outside of the 2.75-mile corridor in the Lemont area. This Property had an owner willing to sell, which was very important to the Commission members (so that eminent domain was not necessary), and the purchase of this Property was discussed with Village officials in 2022, two years prior to the purchase. Based on those meetings, the GPWC proceeded with the purchase of this property with the understanding that an agreement with the Village could be reached.

It was suggested that the Commission's facilities could be designed to make them look like a farm with barn and silos. Is this an option?

As explained in the Application, the Commission did consider this option. In light of the scale of the Commission's improvements on the Property, they will not appear to be realistic farm structures and will 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 create a natural, open space type of atmosphere for the neighborhood. The Commission considers the design submitted in the zoning application to be a functional and appropriately neutral design.

The standpipes are very tall and will draw a lot of attention to the area. Why do they have to be 120 feet tall? Are there other technologies available that would negate the need for the pumping station and standpipes at this location?

The Commission's waterworks system relies on a combination of pumping and gravity to deliver water from Chicago to the Commission members. The 2.75-mile corridor that was identified for

these facilities is the high point in the Commission's waterworks system as the water moves from Chicago to the Commission members. A standpipe is required at this location in order to provide the system hydraulic requirements to serve the member communities. The standpipe needs to be this tall in order to maintain water system pressure downstream; the elevations at each point in the system establish an operating range, which dictates the height of the tank. Also, if the flow of water out of Chicago were to stop, the pump station needs time to wind down the pumps and motors to avoid damage, and the water in the standpipe is necessary to do this.

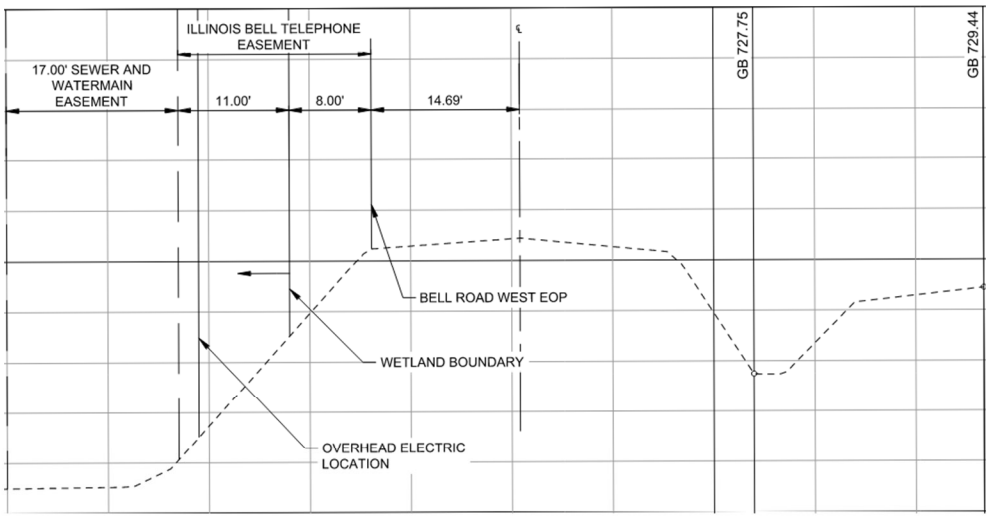
In addition to water storage and maintaining water system pressures, the system design also must consider surge pressures, which can damage transmission mains. Surge pressures are caused by a sudden rush of water in the transmission main due to unexpected events. A standpipe is needed in order to absorb these pressures and prevent damage to the system.

There are no other technologies currently available to provide these benefits. In addition, multiple smaller pump stations and smaller tanks cannot perform the same function.

Please note that this tank does not provide water storage capacity for any of the member communities. Each Commission member is required to have the ability to store two-days' average day water demand within its own local municipal water system, so that water is available if shutdown and maintenance of the transmission main, pumping station, and/or standpipe is required.

Why does the site plan not include a sidewalk along the west side of Bell Road in front of the Property? Is there space for an easement for a future bike path?

Currently, there is no sidewalk along Bell Road from its northern terminus at Main Street to West Beaver Lake Road, located over 3 miles to the south. The lack of sidewalk appears to be due to the lack of dedicated right-of-way and the inclusion of ditches for drainage (instead of underground sewers and curb and gutter) along the road in the rural roadway cross-section. The cross-section detail below shows the west edge of the Bell Road pavement (EOP) sloping downward to the wetland areas on the Property. The eastern boundary of the existing wetland on the Property extends into this sloped area. The detail also shows there are existing overhead electric lines and the telephone company easement in this sloped area between the road pavement and the site. These existing conditions make sidewalks along the west side of Bell Road impractical so long as Bell Road remains a rural cross-section design. The Commission has volunteered to dedicate a strip of land across the frontage of the Property as part of the right-of-way for Bell Road at this location. Dedication of right-of-way is important for any future improvements to the road and drainage that may make sidewalks more practical. The Commission is also willing to install a sidewalk on Bell Road at a future date if the road is reconstructed to an urban cross-section with curb and gutter.



In addition, based on a request from the Village, the location of the planned fenceline on the west side of the Property has been moved away from the property line to the east and the Commission is willing to work with the Village on mutually acceptable terms for an easement agreement to allow a future multi-use pathway along the west side of the Property.

Why are the light poles 30 feet tall instead of 20 feet tall?

Outside lighting for the Property was originally designed to include a standard 30-foot mounting height based on the height of the pump station building (approximately 36 feet). Based on comments from the Village, the design team has reevaluated the exterior lighting and determined that lighting can be mounted on 20-foot tall light poles and provide the same lighting coverage. The Commission no longer requests an exception from the Unified Development Ordinance as the 20-foot mounting height will comply with the Ordinance. Revised lighting plans (Sheets E-101 and E-102 with latest revision date of 01/28/2026) reflecting this change are included with this memorandum and replace the first two plan sheets in Exhibit K to the Commission's zoning application.

Why has no tree survey been conducted?

The Tree Preservation Plan is required by Section 17.20.130 on Tree Preservation in the Lemont Unified Development Ordinance. Subsection A describes the intent of the tree preservation requirements, which is to require "All reasonable efforts . . . in the site design . . . to preserve existing trees, especially mature trees, specimen trees, tree groves or tree lines." The Property has been used as a farm for crops for many years, resulting in essentially no trees on the Property. Trees along the south side of the Property were removed years ago by the Village of Lemont in connection with the installation of water and sewer mains located along the south side of the Property. Some trees are located along the north line of the Property within heavy areas of shrubbery, all of which are primarily on the lots to the north. None of those trees will be affected by the proposed Site layout. Also, as noted in the Application, there is one "scrub" tree along the frontage of Bell Road in the area that is anticipated to be dedicated as right-of-way and will likely be removed during construction. Seven new trees will be planted along the Bell Road

frontage as required by the Unified Development Ordinance. Therefore, the intent of Section 17.20.130 has been satisfied without the need for a tree survey or preservation plan.

The requests by the Village arborist were not fully accounted for. Can additional landscaping identified by the arborist be added?

The proposed landscaping plan was prepared by a landscape architect based on requirements of the Unified Development Code with an understanding of the planned operations and maintenance by the Commission. The Commission is committed to protecting and enhancing the existing wetlands on-site, which provide water quality benefits and wildlife habitat value. Based on comments from the Village Arborist, additional vegetative screening and planting beds along Bell Road will be added. Revised landscaping plans reflecting this change are included with this memorandum (New Sheet L-001 and revised sheet LP101 with latest revision date of 01/28/2026) and replace the first plan sheets in Exhibit L to the Commission's zoning application.

What is going to be stored on the outdoor storage areas? Can additional screening be provided for the outdoor storage areas?

Concrete pads for materials necessary for Commission operations (such as large diameter valves and piping which have to be premanufactured and are not "on the shelf" items) will be provided on the west side (behind) the building and over one-eighth of a mile off Bell Road. Materials of this type need to be stored on this Property in case emergency water system repairs are needed. This Property is located near the midpoint of the 30-mile regional transmission main and is the only facility owned by the Commission along that route, so some material storage is essential. The Commission will not own and operate excavators or dump trucks, and there will not be dirt or gravel stored on the Property.

In addition, the building and landscaping provide screening from Bell Road (600' away), the landscaping around the detention pond and the treeline at the north lot line (340' away) screen the area from the north, the detention area landscaping and the ComEd power line corridor (400' away) screen the area to the west. The ability to add landscaping screening on the south side is limited by the presence of the Village of Lemont's utility easement and water and sewer lines. However, the minimum side yards and setbacks are met and the parcel to the south (which is in Palos Park) is undeveloped. Even with these challenges and the existing screening, the Commission will supplement its original plan with additional screening. Revised landscaping plans reflecting this change are included with this memorandum (New Sheet L-001 and revised sheet LP101 with latest revision date of 01/28/2026) and replace the first plan sheets in Exhibit L to the Commission's zoning application.

What does the outdoor mechanical equipment consist of? Can additional screening be provided for the outdoor mechanical equipment?

Mechanical equipment consists of enclosed generators, a pair of power transformers, and enclosed switchgear. These are partially tucked behind the building and are over 700' from Bell Road. Pumping stations require a robust electrical system and emergency backup power, so these facilities are critical for the operation of the pump station and standpipe, and the same distances and screening mentioned above applies to these units. Based on comments from the

Village Arborist, additional vegetative screening will be added. Revised landscaping plans reflecting this change are included with this memorandum (New Sheet L-001 and revised sheet LP101 with latest revision date of 01/28/2026) and replace the first plan sheets in Exhibit L to the Commission's zoning application.

Why is there not curb and gutter on the access drive?

Curb and gutter is not ideal for drainage on this site because it will not allow water to run off and be absorbed. Sheet flow of water runoff across grassy areas is a best management practice that encourages infiltration and slows stormwater runoff instead of concentrating it in a gutter or pipe. The proposed access drive design was discussed with the Village Engineer at a meeting on August 21, 2025 and the design submitted is consistent with the approach recommended by the Village Engineer to meet the ordinance requirements for road design while still allowing for stormwater runoff and ground infiltration. The Commission has proposed concrete pavement in combination with the proposed design to avoid the breaking apart and disintegrating (known as "raveling" that can occur with asphalt if unconfined by curb and gutter.

Are wheel stops provided at parking spaces?

While not included in prior versions of the plans, wheel stops have been added to the site plan for each parking space in response to the Village's request to provide them. A revised Overall Site Plan (revised sheet CS103 with latest revision date of 01/28/26) is included with this memorandum and replaces sheet CS103 in Exhibit I to the Commission's zoning application.

What will the signage look like on the standpipes?

The standpipes will only have the GPWC logo. No other branding and no information about off-premises businesses will be allowed.

Will there be any impact to nearby wells that neighborhoods close by utilize?

No. Excavations will be approximately 20 feet deep and will have no impact on the water table or any nearby wells.

Is Lemont getting any benefit from this site? Is there a possibility of Lemont purchasing water from GPWC in the future?

Before the Grand Prairie Water Commission was formed, the Village of Lemont participated in a variety of meetings and workshops with other municipalities who were considering membership in the Commission, during which time many of the key governing principles for the Commission were developed. The Village of Lemont had the opportunity to be an original member of the Commission and the Village decided against formally joining the Commission.

After the Commission was established, the Commission and its member municipalities entered into a water supply agreement for the provision of water by the Commission to the members. That agreement included an allowance of up to four million gallons of water per day, which was reserved for the Village of Lemont for a limited period of time. This provided the Village of Lemont with an opportunity to be the only non-member community to receive water from the Commission, but negotiations regarding the Property and the Commission's construction were

unsuccessful and therefore this allowance is not currently available to the Village and would have to be unanimously reauthorized by each of the members.

Also, prior to Commission formation, the Commission members had offered to donate part of the Property to the Village for its municipal purposes, but again, an agreement could not be reached.

The Commission provided a draft Intergovernmental Agreement ("IGA") to the Village dated August 19, 2025, addressing a variety of concerns raised by the Village. To date, the Village has provided no written response to the Commission. Benefits to Lemont in the draft IGA include the following, which are in excess of the requirements of local ordinances for protection of public and private property:

- The Commission will restore any Lemont streets and public rights of way to their condition prior to Commission construction within the Village.
- The Commission will use its best efforts to coordinate its construction within the Village with construction by the Village.
- The Commission will coordinate with Lemont in connection with Lemont's plans to construct and install a new bicycle path on the south side of 131st Street from Bell Road to Derby Road. If the bicycle path is completed prior to the Commission's construction, the Commission will restore the bicycle path to its condition prior to Commission construction.
- The Commission will coordinate with the Lemont Park District and other entities involved (including the Cook County Department of Traffic and Highways) in construction of Derby Farms Park by the Lemont Park District, regarding locations for utilities and traffic signal requirements of the County.
- The Commission will discuss with Lemont the design, location and timing of construction of the transmission main along 135th Street between Smith Road and Archer Avenue and on Bell Road between 131st Street and the south property line of the Property and Lemont's proposed 12-inch diameter water main proposed for this area.
- The Commission will coordinate with Lemont regarding five locations where Lemont's existing utilities are deeply buried and will be located below the Commission's water main. The Commission will pay the incremental costs Lemont incurs if it needs to repair or maintain that existing Lemont utility.
- The Commission agrees not to sell potable water at retail to unincorporated areas within Lemont's statutory planning area within Cook County, without Lemont's approval.

Conclusion and Next Steps

In an effort to be a good neighbor, the Commission has worked diligently with the Village to address the Village's concerns about the proposed plan for the Property. Over the past several years, the Commission and its members and the design team have worked with Lemont in connection with other issues pertaining to coordination of the Commission's construction within the Village. In addition, the Commission has worked with Lemont to mitigate potential impacts on Village utilities and other construction projects by the Village and the Lemont Park District.

But the Commission does face a very real deadline – that its member communities will not be able to meet the water needs of their water customers in the year 2030. The Commission system

is currently under construction. In December 2025, the second and third construction contracts were awarded based on competitive bids for a combined total of approximately $30 million under budget. The Commission's first bond issue ($51,200,000) closed in November 2025, and a construction loan from the U.S. Environmental Protection Agency (in excess of $600 million) is expected to close in the first quarter or early in the second quarter of 2026. Thirteen additional construction contracts are planned for competitive bidding and award in 2026 for a total value of $650 million.

The Commission has already delayed the solicitation of competitive bidding for the construction of the Commission's facilities on the Property from January 2026 to March 2026. At this point in time, the Commission anticipates completion of final design plans for the facilities to be constructed on the Property in February 2026 and will be ready to proceed to competitive bidding in March 2026. Further delay in competitive bidding for this construction will cause construction costs and other costs associated with the project to increase. Accordingly, the Commission requests the Village's prompt action to complete the approval of its application.

Enclosures

GRAND PRAIRIE
WATER COMMISSION

July 30, 2024

By First Class Mail and Electronic Mail (jegofske@lemont.il.us)
Mayor John Egofske
Village of Lemont
418 Main Street
Lemont, IL 60439-3788

Re: Grand Prairie Water Commission Intermediate Pump Station – 12550 Bell Road

Dear Mayor Egofske:

I am pleased to be writing to you in my capacity as the Chair of the Grand Prairie Water Commission. The Commission was established on June 28, 2024 by intergovernmental agreement between and among its six Charter Members, which are the six municipalities listed at the top of this letter. The Commission is a regional water commission established pursuant to the Regional Water Commissions Act, 65 ILCS 5/11-135.5-1 *et seq.*, and includes territory in the Counties of Will, Grundy and Kendall.

As you know, 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. We refer to this program as the Alternative Water Source Program ("Program"). The Program will provide water to over 300,000 people by 2030. The Commission has entered into an Intergovernmental Agreement for Program Management with the City of Joliet, pursuant to which Joliet will serve as Program Manager for the Program.

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") for the purpose of constructing and operating water storage and pumping facilities. 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 attached; this information was previously provided to Lemont staff in February 2024.

The Commission is interested in being a good neighbor within the Village of Lemont. It is my understanding that during 2024, members of the Program Team have communicated with various Lemont staff and counsel for the Village of Lemont in connection with the development of the Bell Road Property. The most recent written communications include a memorandum dated May 17, 2024 from Program counsel Barbara Adams (on behalf of the GPWC attorneys group) to Village Attorney Michael Stillman; an email dated June 5, 2024 from Program co-manager Theresa O'Grady to Lemont Consulting Planner Jamie Tate; and an email dated June 18, 2024 from Program Director Allison Swisher to Village Administrator George Schafer. Copies of these items are enclosed for your information.

To date there has been no substantive response to these communications. Proceeding with the design and construction of the Bell Road Property as a part of the Commission waterworks system is fundamental to obtaining delivery of Lake Michigan water to serve the customers of the Charter Members by 2030. Our design of the facilities to be located on the Bell Road Property is now reaching the sixty percent (60%) stage. We are proceeding toward final design completion and anticipate public bidding of this project to construction contractors in 2025.

Our preference is to work collaboratively with the Village on this project. To this end, the Commission intends to submit an application for zoning relief by August 12, 2024. The Commission is willing to share its development plans with the Village through the zoning process. However, please 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 will be sharing our plans with the Village promptly and would appreciate the opportunity to work cooperatively with you.

I welcome the opportunity to speak with you further about this project. You can reach me at cdebold@shorewoodil.gov or (815) 553-2318. The Commission's Program Director, Allison Swisher, is also available to meet with Village staff.

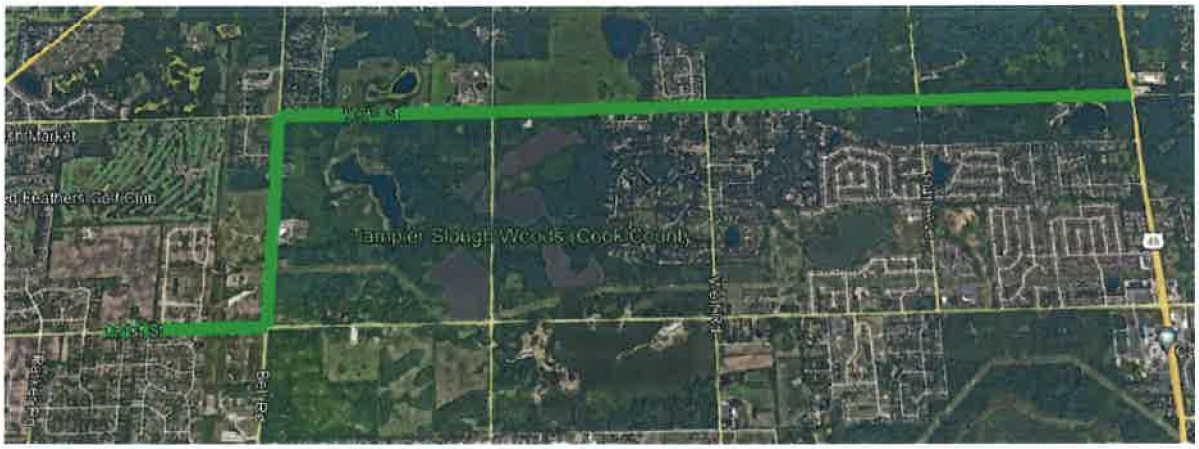
Very truly yours,

Clarence "CC" DeBold
Chair, Grand Prairie Water Commission
Mayor, Village of Shorewood

Enclosures
cc: George Schafer, Village Administrator
Michael Stillman, Village Attorney
Board of Commissioners
Allison Swisher, Program Director
Barbara A. Adams, Program Legal Counsel
Hugh O'Hara, SGS

SUMMARY OF HYDRAULIC ANALYSIS – 12550 Bell Road, Lemont, Illinois

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.



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.

May 17, 2024

To: Michael Stillman, Village Attorney, Village of Lemont

From: Barbara A. Adams (Donahue & Rose, P.C.) on behalf of the GPWC Attorneys Group

Subject: GPWC and Village of Lemont – Issues Pertaining to Bell Road Property and Proposed Memorandum of Understanding

On behalf of the Village of Lemont ("Lemont") you have conveyed several questions pertaining to the Grand Prairie Water Commission ("GPWC") development of the property at 12550 Bell Road in Lemont ("Bell Road Property") and proposals for modification to the terms of the draft Memorandum of Understanding between GPWC and Lemont (last draft was Joliet Draft dated 4/11/2024). After consultation with the GPWC members and attorneys, here are the responses:

1. Questions from Lemont[1]

Question: In connection with the application for zoning and subdivision for the Bell Road Property, will the GPWC team agree to meet with the neighbors located in two nearby subdivisions: the new Gleneagles subdivision to the west and the existing Sun Hill subdivision immediately to the north of the Bell Road Property?

Response: Yes. Please provide names of the appropriate contacts for both subdivisions along with their contact information so that meetings can be scheduled.

Question: Lemont feels that the placement of the GPWC facilities on the western portion of the Bell Road Property is okay, but would like to take another look at this issue and the possibility of placing the GPWC facilities on the eastern portion of the Property.

Response: GPWC has designed its facilities on the western portion of the Bell Road Property at the direction of Village Administrator George Schafer that this was Lemont's preference. The design is now at the sixty percent stage and there would be a cost to redesign. However, we are willing to meet with Lemont to discuss alternative layouts for the Property that could address the needs of both parties. Please provide some meeting times for such a meeting.

Question: When would GPWC convey a proposed portion of the Bell Road Property to Lemont?

Response: There are two alternatives: (1) conveyance of a platted lot to Lemont after final subdivision approval. GPWC understands that stormwater drainage for the Bell Road Property will need to be complete and approved by Lemont before final subdivision approval will be granted; or (2) conveyance of a portion of the Property described by a metes and bounds legal description instead of a platted lot. In the latter circumstance, this could be done much earlier; in that circumstance, GPWC would have no responsibility for stormwater drainage on the portion of the Property conveyed to Lemont.

Question: What would happen to the portion of the Bell Road Property owned by GPWC if GPWC were dissolved? Lemont does not want that Property to be untended in such a situation and proposes that that part of the Property would be conveyed to Lemont upon dissolution.

Response: Distribution of assets in the event of dissolution will be subject to the requirements of any outstanding bonds and other debt of the GPWC. The GPWC portion of the Bell Road Property will be subject to the same requirements as will be applicable to distribution of any other GPWC assets, which is addressed in the Intergovernmental Agreement establishing the GPWC.

---

[1] Note: The questions are the best available paraphrase of notes of the discussion to try to convey the gist of the question.

2. Lemont Proposals to Modify the Draft MOU

Proposal 1: Lemont proposes that the MOU contain language agreeing that neither GPWC nor its member municipalities will provide potable water at retail to unincorporated properties located in Cook County within Lemont's planning area (1.5 miles). [MOU, Proposed new Sections 1.I and 7.G]

Response: This issue was fully discussed with the mayors for the member municipalities and it was agreed by them that GPWC's Member Municipalities are not willing to put such a limitation on the GPWC or its member municipalities. This is much more restrictive than the limitations that the Member Municipalities are placing on each other in the GPWC formation documents. It is important to note that if the GPWC wanted to directly provide water at retail to any customers, unanimous approval of the Board of Commissioners (all six Commissioners, one from each Member) will be required as well as consent from the Village Boards and City Councils of each of the Members. In addition, if a valve and tee is not placed in the 66-inch transmission main at the time of initial construction, taps on that main will not be allowed in the future as it would require taking the transmission main out of service. Thus, the likelihood that GPWC will provide retail water service to areas of unincorporated Cook County is extremely low.

Proposals 2, 3 and 4: Lemont proposes that GPWC use "best efforts" to coordinate with Lemont in connection with: [MOU, Proposed new provisions in Section 5]

A. the location of GPWC facilities and equipment along 135th Street and obtaining easements for the GPWC Transmission Main along 135th Street and notify Lemont if GPWC is obtaining an easement from an owner along 135th Street;
B. the construction of GPWC facilities and equipment along 131st Street and Lemont's construction of a new bicycle path on 131st Street from Derby Road to Bell Road; and
C. locating the GPWC Transmission Main under Lemont utilities in order to prevent future maintenance issues for Lemont.

Response: In response to these three proposals, GPWC proposes a new Section 5 to the MOU, as follows:

> Coordination of Construction: GPWC will use best efforts to coordinate with Lemont where practical in connection with construction projects to be performed by Lemont (or its contractors) within the Village of Lemont during construction of the GPWC Water Facilities and Transmission Main. Lemont acknowledges and agrees that control of and jurisdiction over roads and rights-of-way within and adjacent to the Village of Lemont may be held by third-parties which are not under the control of GPWC or Lemont. However, GPWC agrees to use best efforts to coordinate with Lemont where practical in connection with the location of GPWC Water Facilities and Transmission Main within the Village of Lemont.

3. GPWC Documents

Please note that the GPWC formation documents will be issued for approval by the six member municipalities before the end of May for approval in June. If the GPWC and Lemont reach an understanding on these issues by May 28, a reservation of the water capacity option for Lemont can be established that will be contingent on (1) a commitment by Lemont to approve the modified MOU at its June 10 Village Board meeting (we would plan to put this before the GPWC Board of Commissioners after GPWC formation), and (2) Lemont entering into a development agreement with the GPWC no later than November 30, 2024 reflecting the terms of the modified MOU and assuring necessary development approvals for the GPWC portion of the Bell Road Property.

From: Theresa O'Grady <togrady@cmtengr.com>
Sent: Wednesday, June 5, 2024 12:58 PM
To: Jamie Tate
Cc: Swisher, Allison; George Schafer; Bruce Hill; Jason Berry; Barbara Adams; Mike Stillman
Subject: RE: Grand Prairie Water Commission Bell Road Property - TRC Meeting Follow-up
Attachments: 40124_03_c-101_Conceptual Site Plan 6-5-24.pdf

Jamie,

Thank you for your follow-up email after the TRC meeting. The team has reviewed the comments provided in the comment review letter and Lemont Fire District letter, as well as some separate suggestions from the Village that moving the commission facilities away from the west end of the property would be preferred. The team has also looked further at existing site conditions as well as the water commission's future operations and planned use of the property. That has resulted in the attached site plan. We plan to prepare our application based on this plan and have targeted making our submission to you during the first half of July so this can be included on the August 7, 2024 Planning and Zoning Commission meeting.

As we make our preparations, we also want to build in a date in our work plan to meet with owners in the two nearby subdivisions that have been mentioned by several individuals on behalf of the Village. I believe those are the Sun Hill subdivision immediately north of the property and the new Gleneagles subdivision to the west of the property. We would appreciate it if you would provide contact information for both groups/homeowners' associations as soon as possible so we can make arrangements with them directly.

Thanks for your assistance. We look forward to working with you.

Theresa
THERESA O'GRADY | Crawford, Murphy & Tilly | w 630.987.7028 | m 630.346.2024
Vice President

From: Jamie Tate <JTate@lemont.il.us>
Sent: Tuesday, April 9, 2024 10:45 PM
To: Theresa O'Grady <togrady@cmtengr.com>
Cc: Swisher, Allison <aswisher@joliet.gov>; George Schafer <gschafer@lemont.il.us>; Bruce Hill <bruce.hill@hrgreen.com>; Jason Berry <JBerry@lemont.il.us>
Subject: RE: Grand Prairie Water Commission Bell Road Property - TRC Meeting Follow-up

External Message This e-mail was received from outside of CMT. Please use caution with links and attachments from unknown senders. Unexpected emails

Hi Theresa,

Thank you for following up and here is the email that I hope covers all that we promised. I've attached the TRC comment review letter and separately the letter from the Lemont Fire District. Here is a link to the Preliminary PUD application and info:

637225471386370000 (lemont.il.us)

Have a look at it and let me know if you have any questions. We do not require all the paper copies anymore (just usually some for certain reviewers). Mainly everything in digital format and once you are closer to submittal I can clarify how many paper copies. I have also attached the deadline spreadsheet for the PZC meetings. If I have forgotten anything I was supposed to send, please reach out and let me know. Please forward on to anyone that I have missed.

Thank you,
Jamie

Jamie Tate, AICP
Consulting Planner

VILLAGE OF LEMONT

Village of Lemont | 418 Main Street | Lemont, IL 60439
p 630.257.1582 | f 630.257.1598
jtate@lemont.il.us | www.lemont.il.us

From: Theresa O'Grady <togrady@cmtengr.com>
Sent: Tuesday, April 9, 2024 8:40 PM
To: Jamie Tate <JTate@lemont.il.us>
Cc: Swisher, Allison <aswisher@joliet.gov>; George Schafer <gschafer@lemont.il.us>; Bruce Hill <bruce.hill@hrgreen.com>
Subject: [External Sender] Grand Prairie Water Commission Bell Road Property - TRC Meeting Follow-up

Jamie

When we met last week, you noted that you would be sending a letter with all of the requirements and timing ahead of the Preliminary PUD public hearing. When do you think this letter can be provided? We were trying to piece together a schedule with the Program Team and the letter would be helpful in compiling a schedule.

Thanks,
Theresa

THERESA O'GRADY | Vice President

CMT

Crawford, Murphy & Tilly | Engineers & Consultants
550 North Commons Drive, Suite 116 | Aurora, IL 60504
w 630.907.7028 | m 630.336.2028 | f 630.820.0350 | togrady@cmtengr.com

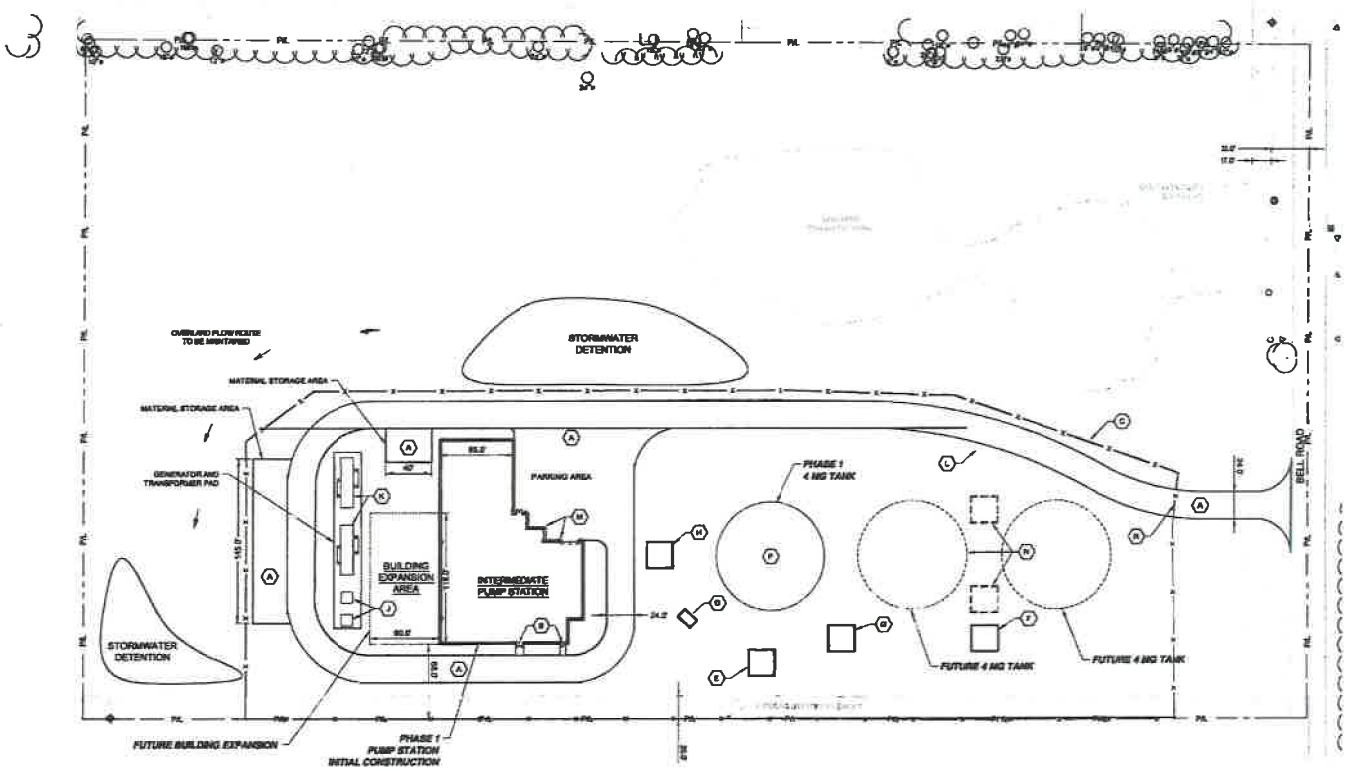
Centered in Value

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. THEY WILL REMAIN.
4. STRIP 4" OF TOPSOIL AND STOCKPILE FOR REUSE PRIOR TO MASS GRADING.

SHEET KEYNOTES

A. PAVEMENT
B. DOOR STOOP - SEE ARCHITECTURAL DETAILS
C. 8' SECURITY FENCE
D. CHEM FEED VAULT - SEE STRUCTURAL DETAILS
E. METER VAULT - SEE STRUCTURAL DETAILS
F. VALVE VAULT #1 - SEE STRUCTURAL DETAILS
G. VALVE VAULT #2 - SEE STRUCTURAL DETAILS
H. VALVE VAULT #3 - SEE STRUCTURAL DETAILS
I. <NOT USED>
J. ELECTRICAL TRANSFORMER/SWITCH GEAR
K. DIESEL BACKUP GENERATOR - SEE ELECTRICAL SITE PLAN
L. LIGHT POLE AND FOUNDATION - SEE ELECTRICAL SITE PLAN
M. 6" STEEL CONCRETE FILLED PIPE BOLLARD (TYP)
N. FUTURE VAULTS AND VALVE VAULTS
O. <NOT USED>
P. 4 MG STANDPIPE #1
Q. 8A.12 CONCRETE CURB AND GUTTER
R. EL20HD SECURITY GATE



N

0 50 100
SCALE IN FEET

CITY OF JOLIET
CONFIDENTIAL INFORMATION

THIS DOCUMENT / RECORD AND THE INFORMATION CONTAINED IN IT:

(1) IS CONFIDENTIAL, SENSITIVE, PROPRIETARY AND THE PROPERTY OF THE CITY OF JOLIET, AND (2) MAY NOT BE USED, DISCLOSED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

PRELIMINARY
30% DESIGN
NOT FOR CONSTRUCTION
Not for permit, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

GRAND PRAIRIE WATER COMMISSION

Stantec

CMT

City of Joliet

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

File name: 403x30_C-101_PHASING	AS Dwn.	AS Dsgn.	SS Chkd.	SCALES YYYY.MM.DD

CONCEPTUAL SITE PLAN

Project No.	Scale
173440124	1" = 50'
Revision Sheet of	Drawing No. C-101

From: Swisher, Allison <aswisher@joliet.gov>
Sent: Tuesday, June 18, 2024 11:57 AM
To: 'George Schafer'
Cc: Barbara Adams; 'Hugh O'Hara'; mstillman@ancelglink.com
Subject: RE: GPWC Intermediate Pump Station Plans
Attachments: GPWC-Response to Questions and Proposals from Village of Lemont 5-17-2024.pdf; RE: Grand Prairie Water Commission Bell Road Property - TRC Meeting Follow-up

George –

Over the next two weeks the member communities will be approving the commission formation documents. Channahon and Crest Hill approved the documents last night and they are on the Joliet City Council agenda for approval tonight. It is anticipated the commission will officially be formed as of June 28th. Upon commission formation, Shorewood Village President CC Debold will be the Chair of the Board of Commissioners for the Grand Prairie Water Commission.

In response to additional questions from the Village Barb Adams sent the attached memo to Mike Stillman on May 17th. One of the questions was regarding site layout. Theresa O'Grady sent the attached email to Jamie Tate on June 5th. We have not yet received a response and would like Lemont's feedback on the revised layout for the site. As noted in the memo, we are willing to meet with Lemont to discuss the layout.

Allison

rethink water JOLIET
RETHINKWATERJOLIET.ORG

Allison M.W. Swisher, P.E.
Department of Public Utilities
D 815.724.4222 • C 815.953.8352
aswisher@joliet.gov • www.joliet.gov/utilities
City of Joliet
150 W. Jefferson Street
Joliet, IL 60432
T 815.724.4220 • F 815.723.7770

From: George Schafer <gschafer@lemont.il.us>
Sent: Friday, June 14, 2024 8:55 AM
To: Swisher, Allison <aswisher@joliet.gov>
Cc: 'Barb Adams (badams@drlawpc.com)' <badams@drlawpc.com>; 'Hugh O'Hara' <hugh.ohara@wcgl.org>; mstillman@ancelglink.com
Subject: RE: GPWC Intermediate Pump Station Plans

Allison -

Circling back on this email.

We are trying to figure out the best way to respond to this given the ambiguous limbo period the consortium was in, or still is in. I understand my Mayor met with Mayor D'Arcy to see, among other things, if he was aware of this email going out or if he approved of its content, intent, tone or direction. He did not get anything from his meeting confirming this.

Regardless, its our understanding that the time of your email the commission hadn't been formed yet. Can you confirm if the commission has been formed officially since? That information will help move this forward.

Also, changing Mike's new email address onto the chain – he has switched law firms – I believe Barb has been in contact with Mike since his change but if not please pass along his new info

George J. Schafer
Village Administrator

VILLAGE OF LEMONT

Village of Lemont | 418 Main Street | Lemont, IL 60439
p 630.257.1590 | f 630.243.0958
gschafer@lemont.il.us | www.lemont.il.us

This message is intended only for the use of the person or entity to whom it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by return e-mail.

From: Swisher, Allison <aswisher@joliet.gov>
Sent: Monday, May 6, 2024 3:36 PM
To: George Schafer <gschafer@lemont.il.us>
Cc: 'Barb Adams (badams@drlawpc.com)' <badams@drlawpc.com>; 'Hugh O'Hara' <hugh.ohara@wcgl.org>; Mike Stillman <stillman@knightnicastro.com>
Subject: [External Sender] GPWC Intermediate Pump Station Plans

George-

I understand that Hugh O'Hara spoke with Mayor Egofske last Monday, April 29, regarding the Grand Prairie Water Commission (GPWC) and Lemont to see if there was a way to work out mutually agreeable terms regarding the GPWC's intermediate pump station and storage tank to be located in Lemont on Bell Road, which will be for the Commission's provision of Lake Michigan water service to the region, including Channahon, Crest Hill, Joliet, Minooka, Romeville, and Shorewood. Hugh advises that Mayor Egofske stated that based on conversations with the Lemont Village Board, Lemont is no longer interested in the GPWC intermediate pump station and equipment being located in the Village of Lemont or in preserving an option to purchase water from the GPWC in the future as a wholesale customer. Hugh also reported that Mayor Egofske indicated that he believed the GPWC had the option to place these facilities in the Village of Romeoville. As you know from previous written materials that I provided to you by email on February 9, 2024, the GPWC does not have this option due to engineering constraints and requirements for the delivery of water from Chicago to the six municipal members. Hugh reported that Mayor Egofske stated his opinion that having these facilities in Lemont would do nothing for the Village. Hugh advised that Mayor Egofske also mentioned that he thought, based on looking at various water rates, that the Village would not be likely to ever choose the GPWC as their water provider.

This matter has been reviewed with the Mayors and Managers of the future GPWC member communities, and they have confirmed that it is GPWC's intention to move forward with the intermediate pump station and storage tank project at the Bell Road site in Lemont, based on engineering and hydraulic constraints and requirements for regional water

delivery. The GPWC intends to close on the purchase of the Bell Road property and apply for Lemont approvals in the coming months.

If my understanding of Mayor Egofske's statements to Hugh as described above do not represent Lemont's position on this matter, please let me know no later than Friday, May 17. The future GPWC members are moving forward with finalizing the documents for the formation of the GPWC and the water supply required. Based on our understanding as described in this email, this means the GPWC will not hold any water capacity in reserve for the Village of Lemont and GPWC will use the entire Bell Road property for GPWC functions. Also, please be aware that if Lemont wishes to purchase water from the GPWC in the future, approval for such an agreement will require both (1) unanimous approval of all members of the Board of Commissioners and (2) approval by the governing body (Village Board or City Council) of each of the Member municipalities.

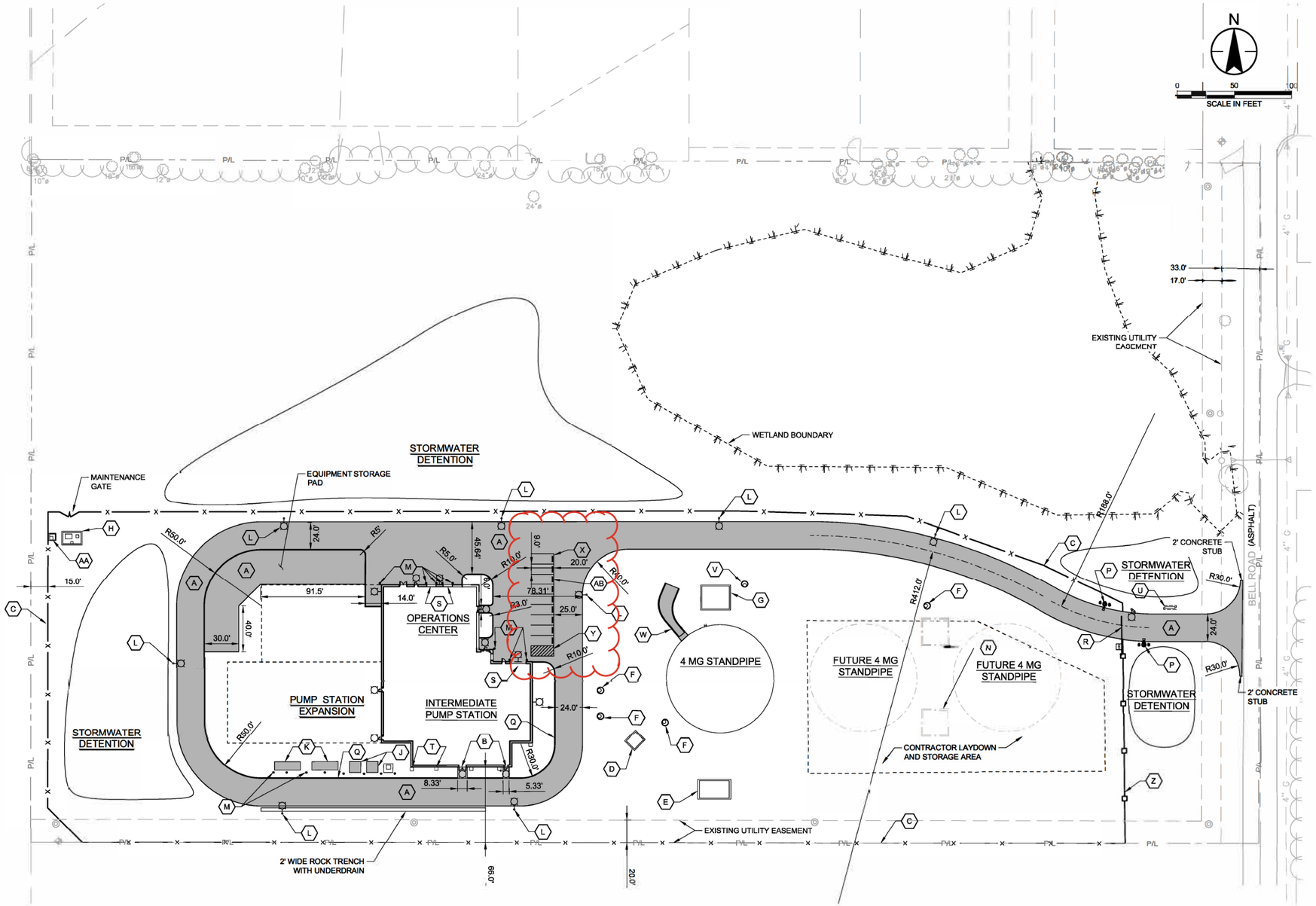
Thank you for your attention to this matter.

Allison

rethink water JOLIET
RETHINKWATERJOLIET.ORG

Allison M.W. Swisher, P.E.
Department of Public Utilities
D 815.724.4222 • C 815.953.8352
aswisher@joliet.gov • www.joliet.gov/utilities
City of Joliet
150 W. Jefferson Street
Joliet, IL 60432
T 815.724.4220 • F 815.723.7770

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.



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 DETAIL 5 SHEET S-502
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. MONOLITHIC CONCRETE CURB, TYPE 2, SEE DETAIL C-128
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
AA. EMERGENCY INTERCONNECT VALVE VAULT, SEE PROCESS SHEETS
AB. PRECAST WHEEL STOP (TYP), SEE DETAIL C-116

EXHIBIT I

GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET, & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

PRELIMINARY
90% DESIGN
NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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 Dwn. | MZ Dsgn. | SR Chkd. | 2026.01.28 YYYY.MM.DD

OVERALL SITE PLAN

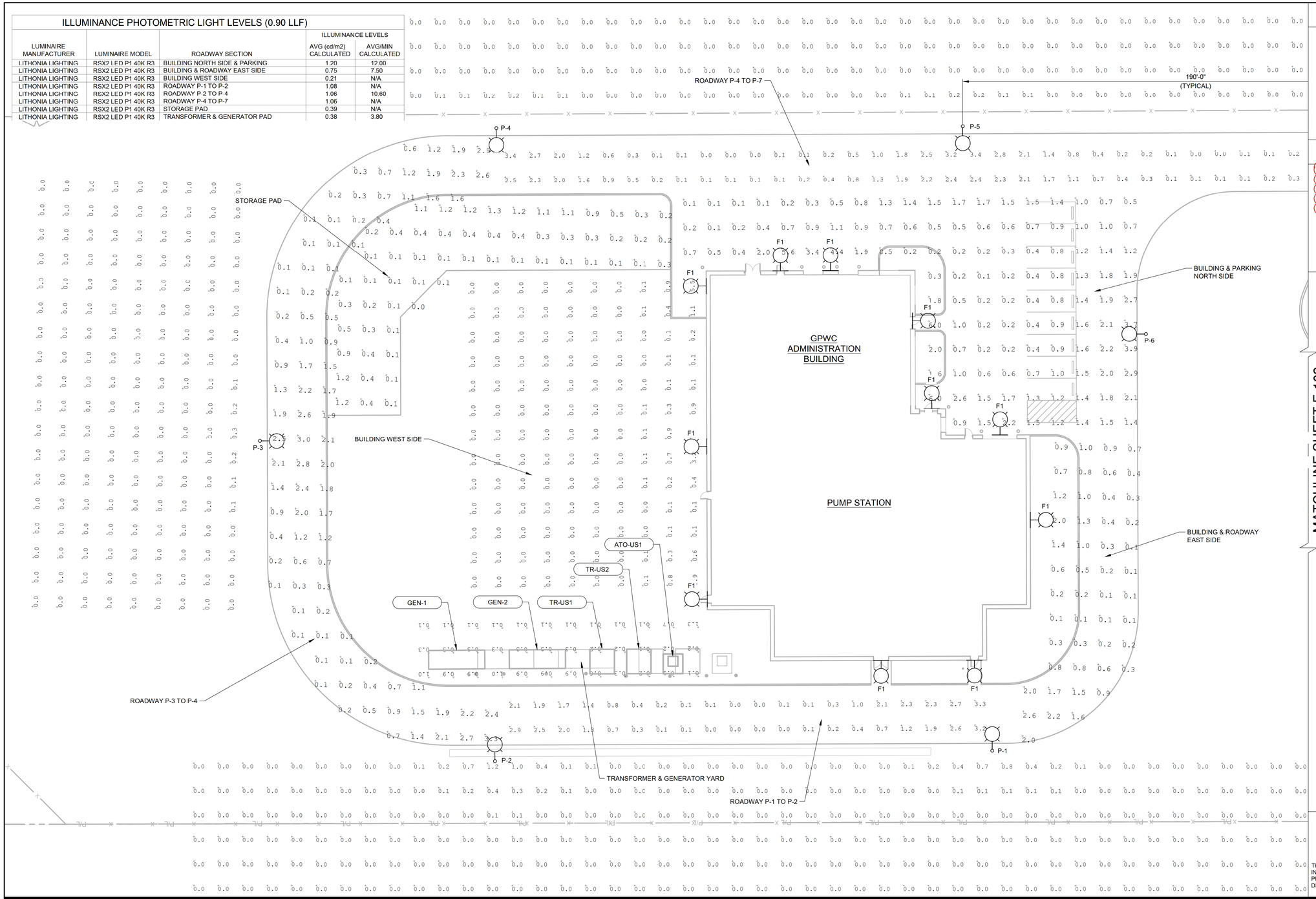
Project No. 173440124 | Scale 1" = 50'
Revision | Sheet of | Drawing No. **CS103**

C:\Jac working\work\microstation\Joliet\Title sht\24_03_cs101 2026.01.28 8:41 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	BUILDING NORTH SIDE & PARKING	1.20	12.00
LITHONIA LIGHTING	RSX2 LED P1 40K R3	BUILDING & ROADWAY EAST SIDE	0.75	7.50
LITHONIA LIGHTING	RSX2 LED P1 40K R3	BUILDING WEST SIDE	0.21	N/A
LITHONIA LIGHTING	RSX2 LED P1 40K R3	ROADWAY P-1 TO P-2	1.08	N/A
LITHONIA LIGHTING	RSX2 LED P1 40K R3	ROADWAY P-2 TO P-4	1.06	10.60
LITHONIA LIGHTING	RSX2 LED P1 40K R3	ROADWAY P-4 TO P-7	1.06	N/A
LITHONIA LIGHTING	RSX2 LED P1 40K R3	STORAGE PAD	0.39	N/A
LITHONIA LIGHTING	RSX2 LED P1 40K R3	TRANSFORMER & GENERATOR PAD	0.38	3.80



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, 20FT MOUNTING HEIGHT, 6-INCH 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

MATCHLINE SHEET E-102

EXHIBIT K

N

0 20 40
SCALE IN FEET

GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET; & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

100% DESIGN NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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.	2026.01.28 YYYY.MM.DD

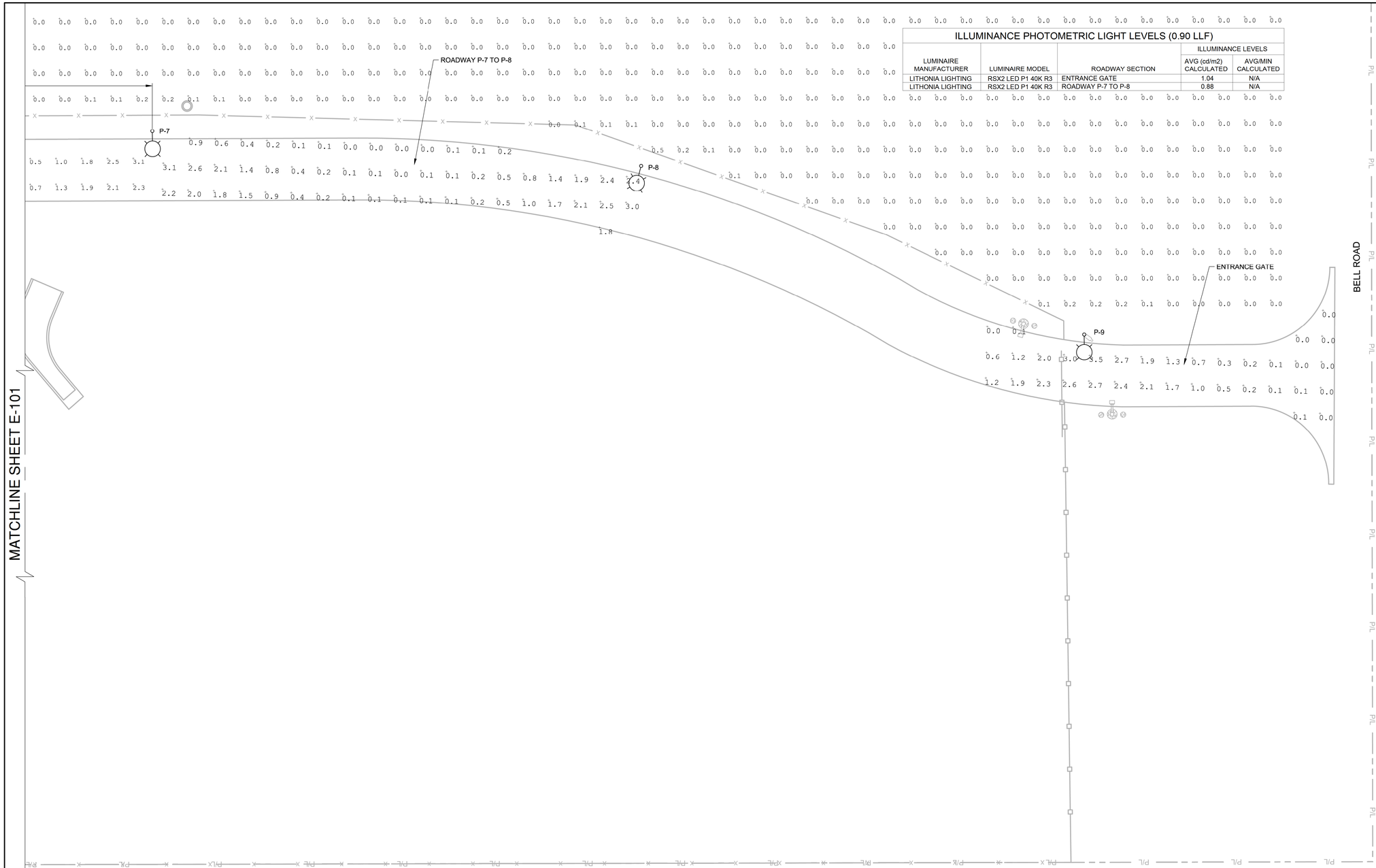
SITE PLAN PHOTOMETRIC EXHIBIT - I

Project No.	Scale
173440124	1" = 20'

Revision | Sheet of | Drawing No. **E-101**

C:\Civil_working\ph.rhobin\ed1\v1\188140124_03_photometric calcs 2026.01.27 7:26:09 PM

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	1.04	N/A
LITHONIA LIGHTING	RSX2 LED P1 40K R3	ROADWAY P-7 TO P-8	0.88	N/A

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, 20FT MOUNTING HEIGHT, 6-INCH 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

EXHIBIT K

N

0 20 40
SCALE IN FEET

GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET; & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

100% DESIGN NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD
	CPT	CPT	AB	2026.01.28

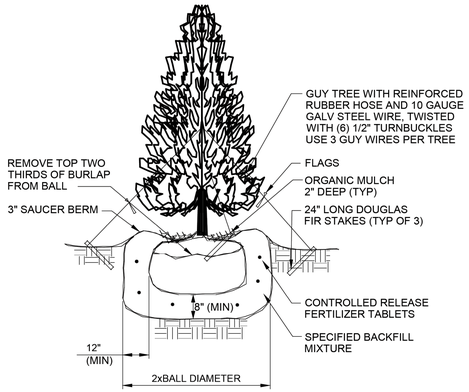
SITE PLAN PHOTOMETRIC EXHIBIT - II

Project No.	Scale
173440124	1" = 20'

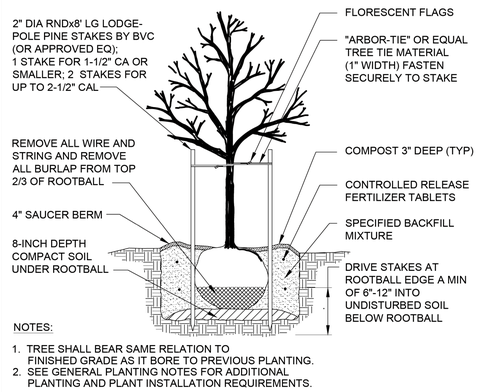
Revision | Sheet of | Drawing No. **E-102**

C:\Civil_working\Graphic data\GIS\187885-AWTA_GIS_data\mxd\exhibits\Photometric calcs 2026.01.27 10:25:29 PM

ORIGINAL SHEET - ANSI D



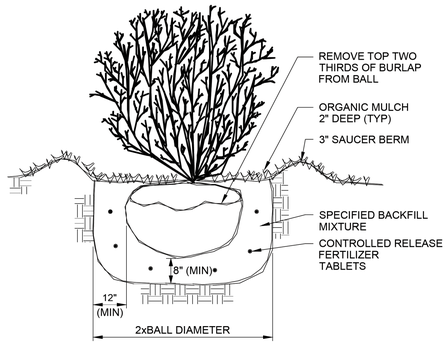
L-101 CONIFER PLANTING
REV 010119



NOTES:

1. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS PLANTING.
2. SEE GENERAL PLANTING NOTES FOR ADDITIONAL PLANTING AND PLANT INSTALLATION REQUIREMENTS.

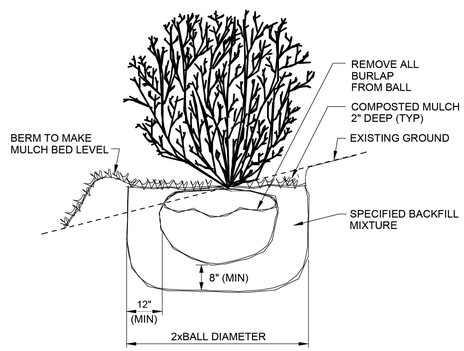
L-107 DECIDUOUS TREE PLANTING DETAIL
REV 010119



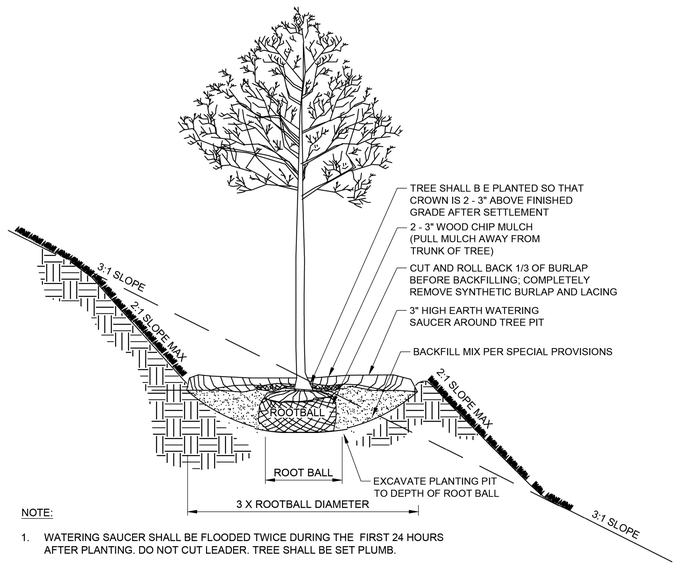
NOTE:

1. SHRUB SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS PLANTING.

L-110 SHRUB PLANTING
REV 010119



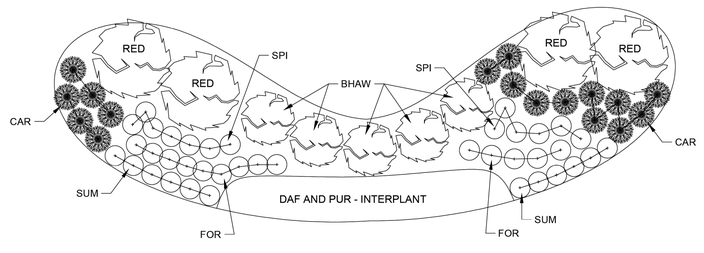
L-111 SHRUB PLANTING ON SLOPE
REV 010119



NOTE:

1. WATERING SAUCER SHALL BE FLOODED TWICE DURING THE FIRST 24 HOURS AFTER PLANTING. DO NOT CUT LEADER. TREE SHALL BE SET PLUMB.

L-901 TREE PLANTING IN A SLOPE
NO SCALE



PLANT LIST - PLANTING BED, NORTHEAST CORNER

NAME - BOTANICAL/COMMON	TYPE	ORIGIN	KEY	QTY
REDBUD/CERCIS CANADENSIS	SM. TREE	NATIVE	RED	4
BLACKHAW VIBURNUM/VIBURNUM PRUNIFOLIUM	LARGE SHRUB	NATIVE	BHAW	5
CAROLINA ALLSPICE/CALYCANTHUS FLORIDUS	MED. SHRUB	NATIVE	CAR	17
FRAGRANT SUMAC/GRO-LOW SUMAC	MED. SHRUB	NATIVE	SUM	12
BIRCHLEAVED SPIREA/SPIREA BETULIFOLIA	SM. SHRUB	NATIVE	SPI	13
FORSYTHIA/FORSYTHIA X-INTERMEDIA (SP.)	SM. SHRUB	NON-NATIVE	FOR	14
PURPLE CONEFLOWER/ECHINACEA PURPUREA	PERENNIAL FLWR.	NATIVE	PUR	200
DAFFODILS/NARCISSUS, SP.	PERENNIAL FLWR.	NON-NATIVE	DAF	200

L-902 PLANTING BED DETAIL
1" = 10'

N

0 10 20
SCALE IN FEET

EXHIBIT L

GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET, & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

PRELIMINARY
90% DESIGN
NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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

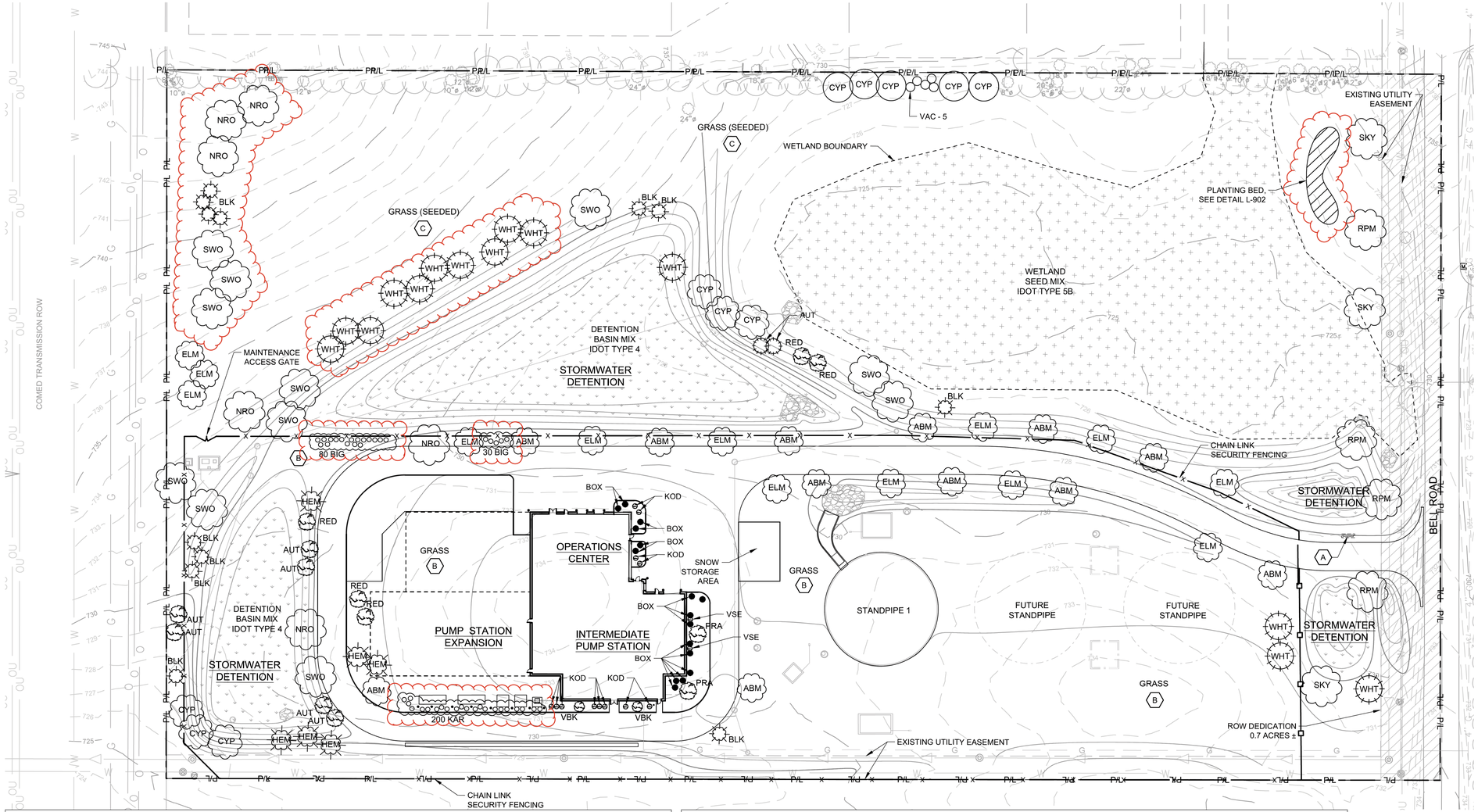
File Name: 40124_03_L-001	MH	MZ	SR	2026.01.28
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

LANDSCAPING STANDARD DETAILS - I

Project No.	Scale
173440124	NO SCALE
Revision Sheet of	Drawing No. L-001

C:\Civil_work\Projects\Joliet\work\D0167\Mxd\40124_03_L001 2026.01.28 11:53:51 AM

ORIGINAL SHEET - ANSI D



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 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	2.5" B&B	TREE	NATIVE	RPM	4
ACER X FREEMANIL 'JEFFERSRED'/AUTUMN BLAZE MAPLE	2.5" B&B	TREE	NATIVE	ABM	13
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	11
QUERCUS RUBRA/NORTHERN RED OAK	2.5" B&B	TREE	NATIVE	NRO	6
TAXODIUM DISTICHUM/BALD CYPRESS	2.5" B&B	TREE	NATIVE	CYP	11
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	9
MALUS 'PRAIRIFIRE'/PRAIRIFIRE CRABAPPLE	2.5" B&B	ORN. TREE	NON-NATIVE ADAPTED	PRA	4
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	7

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	12
PINUS STROBUS / EASTERN WHITE PINE	8' B&B	EVERGR TREE	NATIVE	WHT	14
TSUGA CANADENSIS/EASTERN HEMLOCK	2.5" B&B	EVERGR TREE	NATIVE	HEM	6
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'/FEATJER REED GRASS	1 GAL POT	ORN. GRASS	NON-NATIVE	KAR	200
ANDROPOGAN GERARDII/BIG BLUESTEM	1 GAL. POT	ORN. GRASS	NATIVE	BIG	110
OTHERS NOT SHOWN HERE SEE PLANT BED DETAIL L-902					

EXHIBIT L

N
0 50 100
SCALE IN FEET

STATE OF ILLINOIS
GARY A. JACOBS
157-000169
REGISTERED LANDSCAPE ARCHITECT
expires: 08-30-27

GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET, & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

PRELIMINARY
90% DESIGN
NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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 | Dwn. MH | Dsgn. GJ | Chkd. SR | 2026.01.28 YYYY.MM.DD

LANDSCAPE PLANTING PLAN

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

C:\Civil_working\gjacobs\Documents\pt51971861407\24_03_lp101 2026.01.28 11:04:05 AM

ORIGINAL SHEET - ANSI D

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.

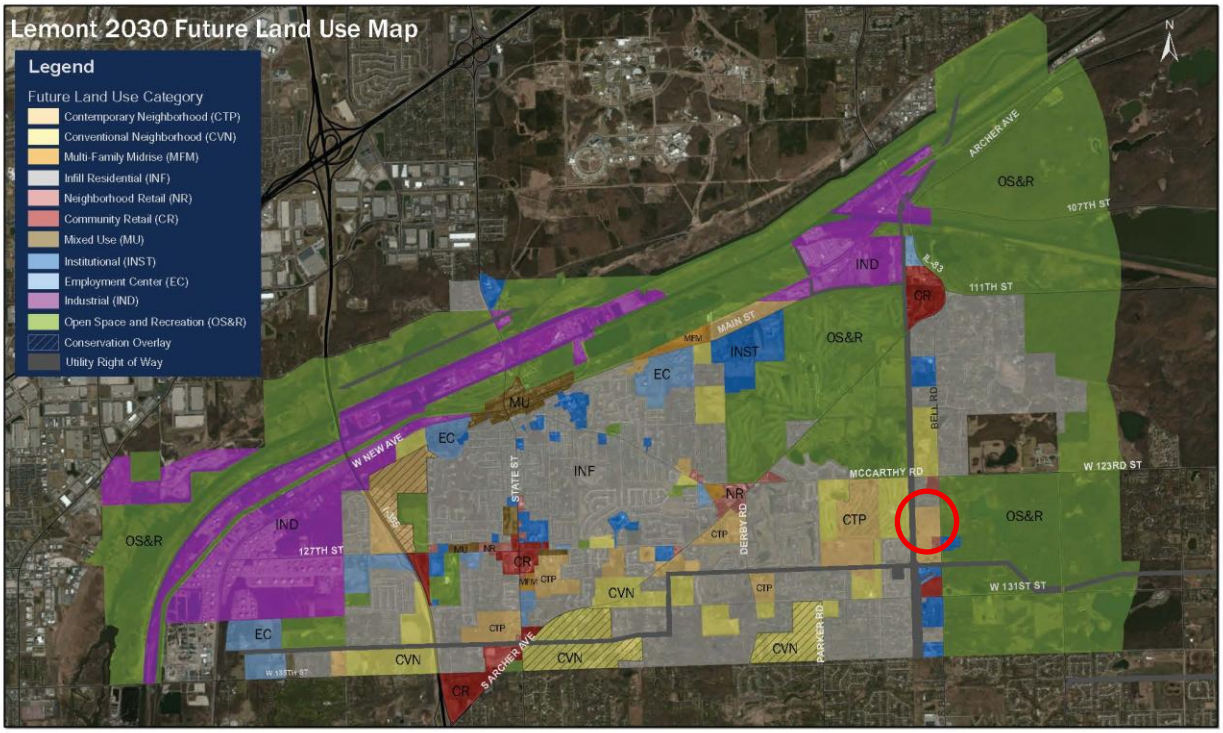
COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The future land use map in the Lemont 2030 Comprehensive Plan designates the subject property Contemporary Neighborhood (CR).	The proposal is being processed in accordance with the procedures established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

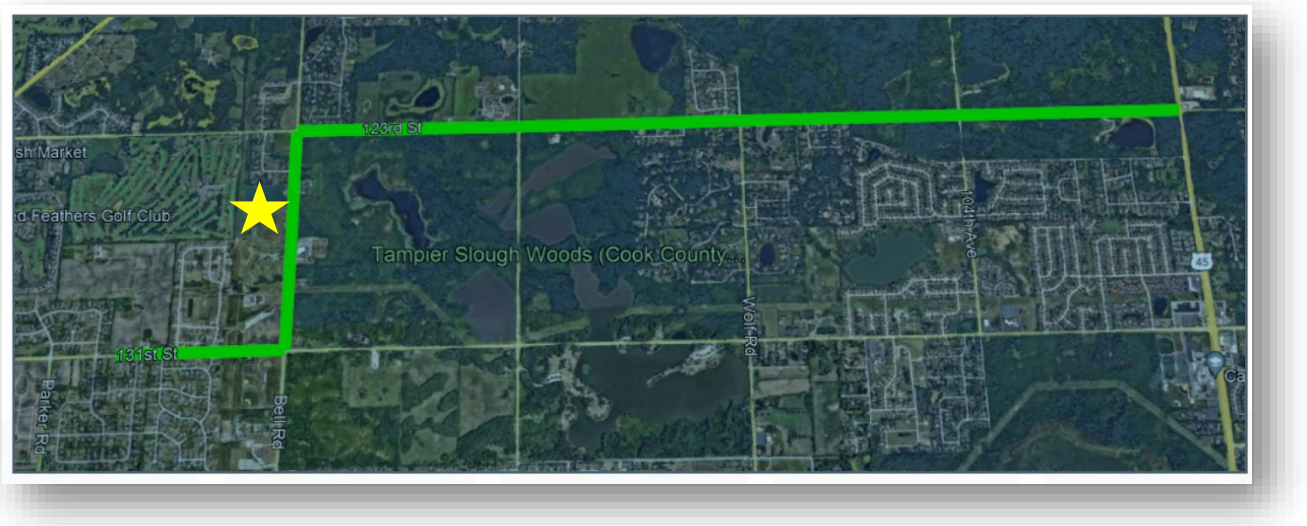
STANDARDS FOR A SPECIAL USE

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.

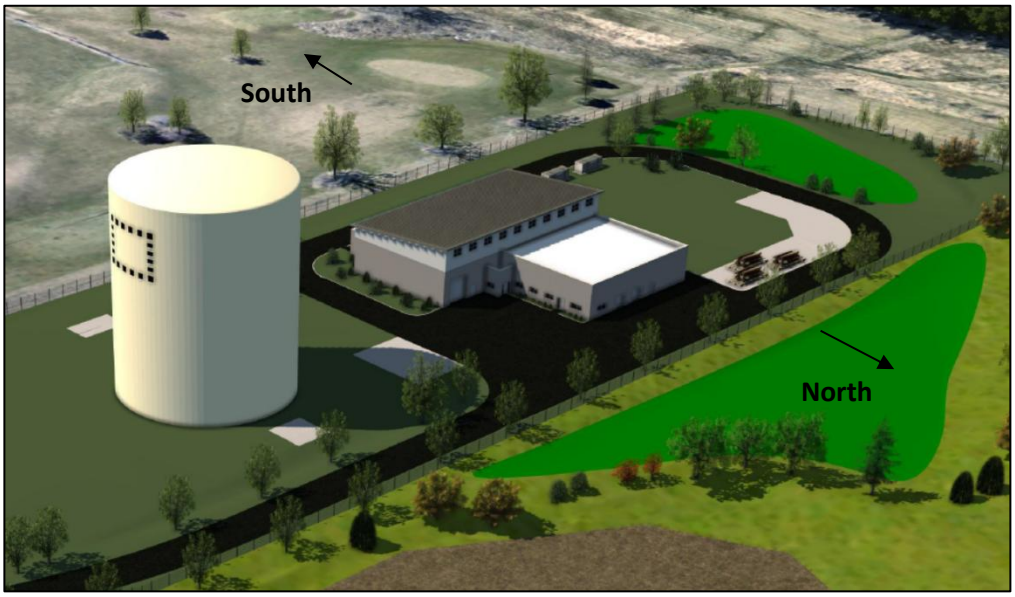


Figure 1: View of building with outdoor storage pad and overhead doors on north elevation.

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.

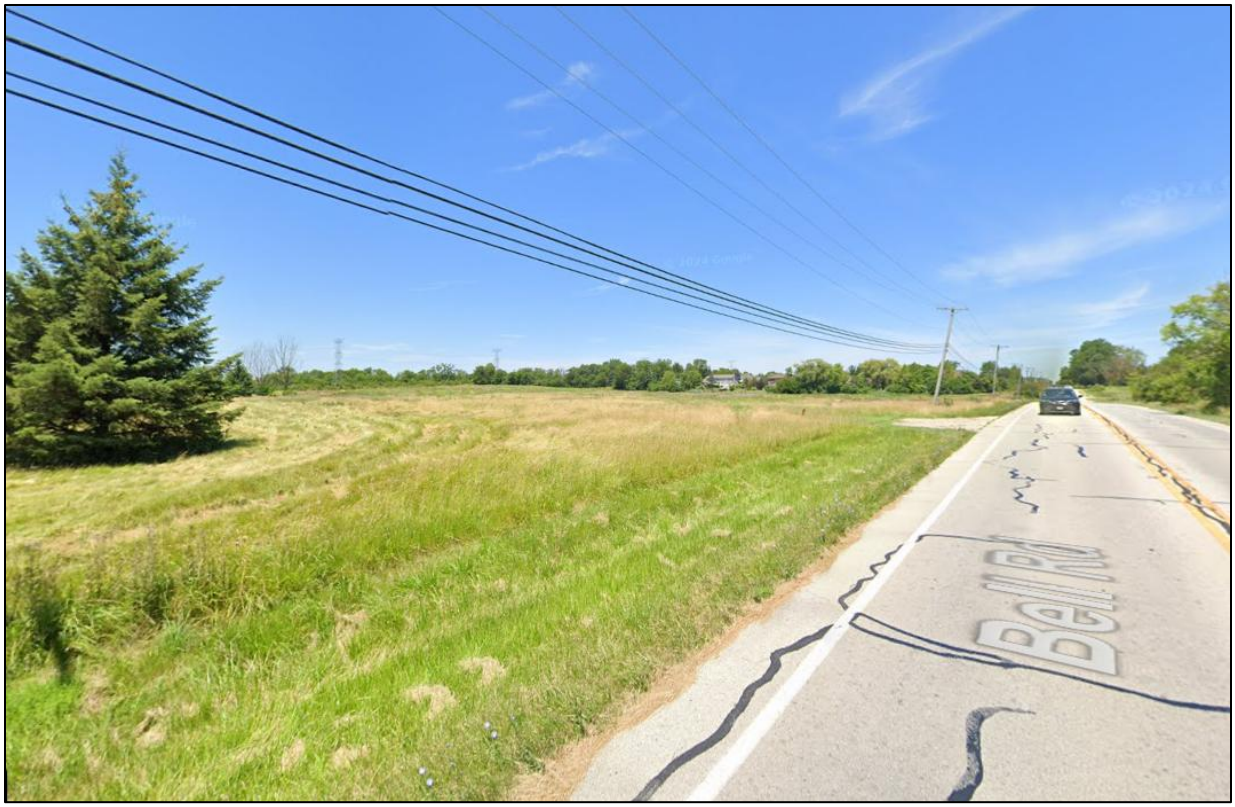


Figure 3: View of subject property looking northwest from Bell Road.



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.

---

[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.

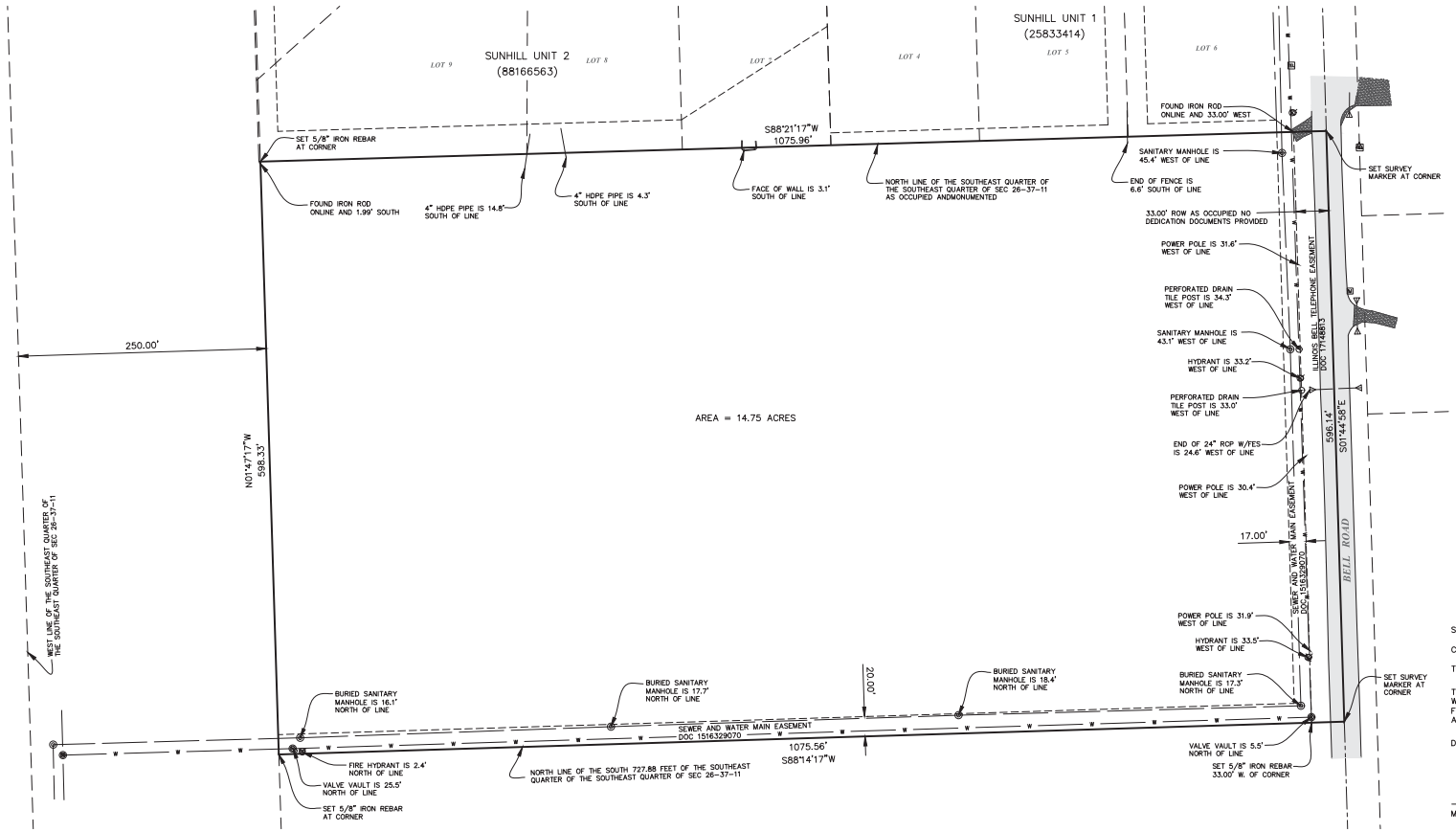
Other Impacts
As described in the Traffic Study in Exhibit E and the Economic Impact Study in Exhibit G, the proposed development is anticipated to generate very minimal amount of vehicular traffic and have only a nominal impact on real estate tax revenue to the Village and other taxing bodies.

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)

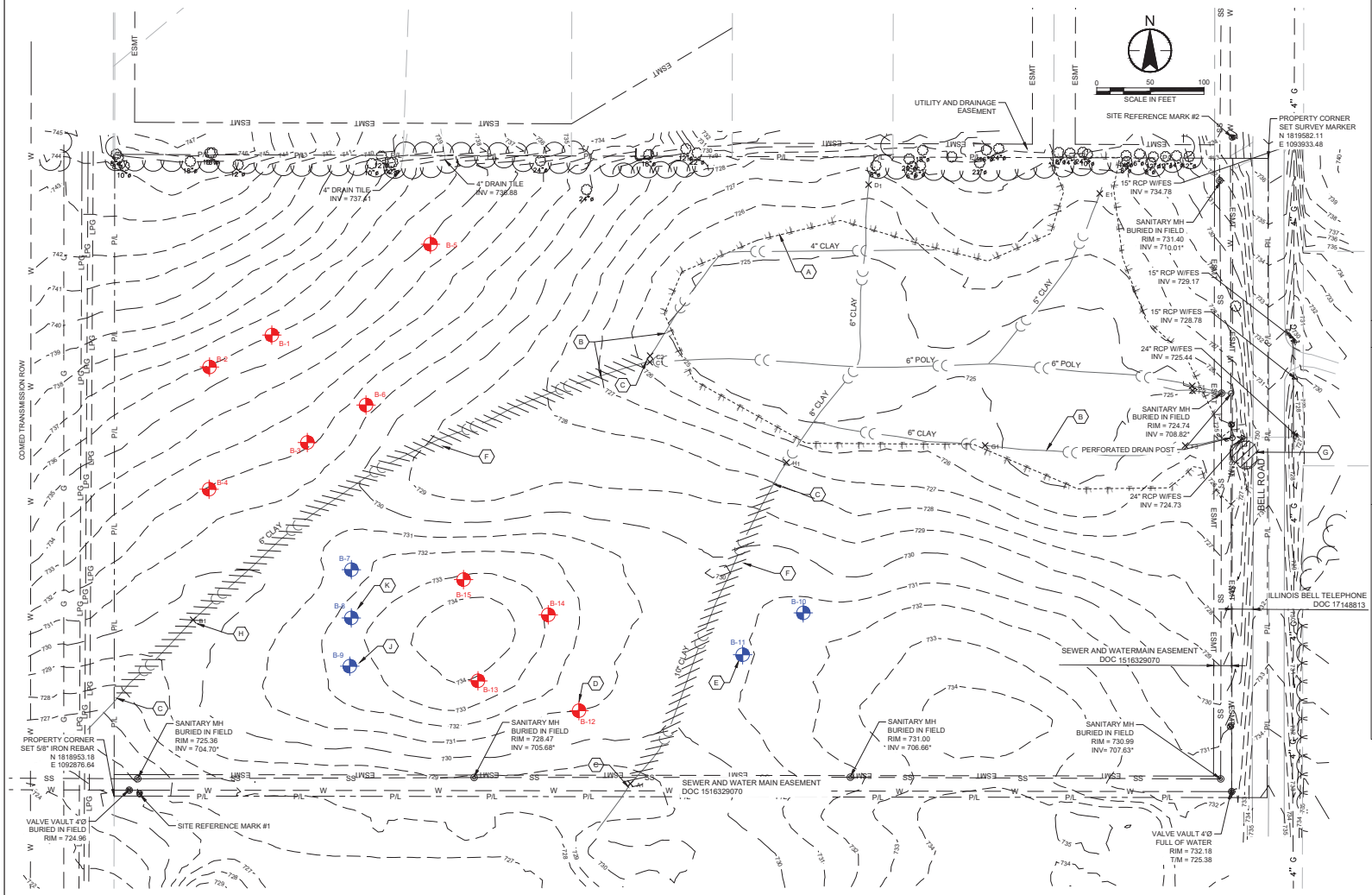
MARK G. SCHELLER 035-003581 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS SUGAR GROVE, IL

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

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET; & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

PRELIMINARY
90% DESIGN
NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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

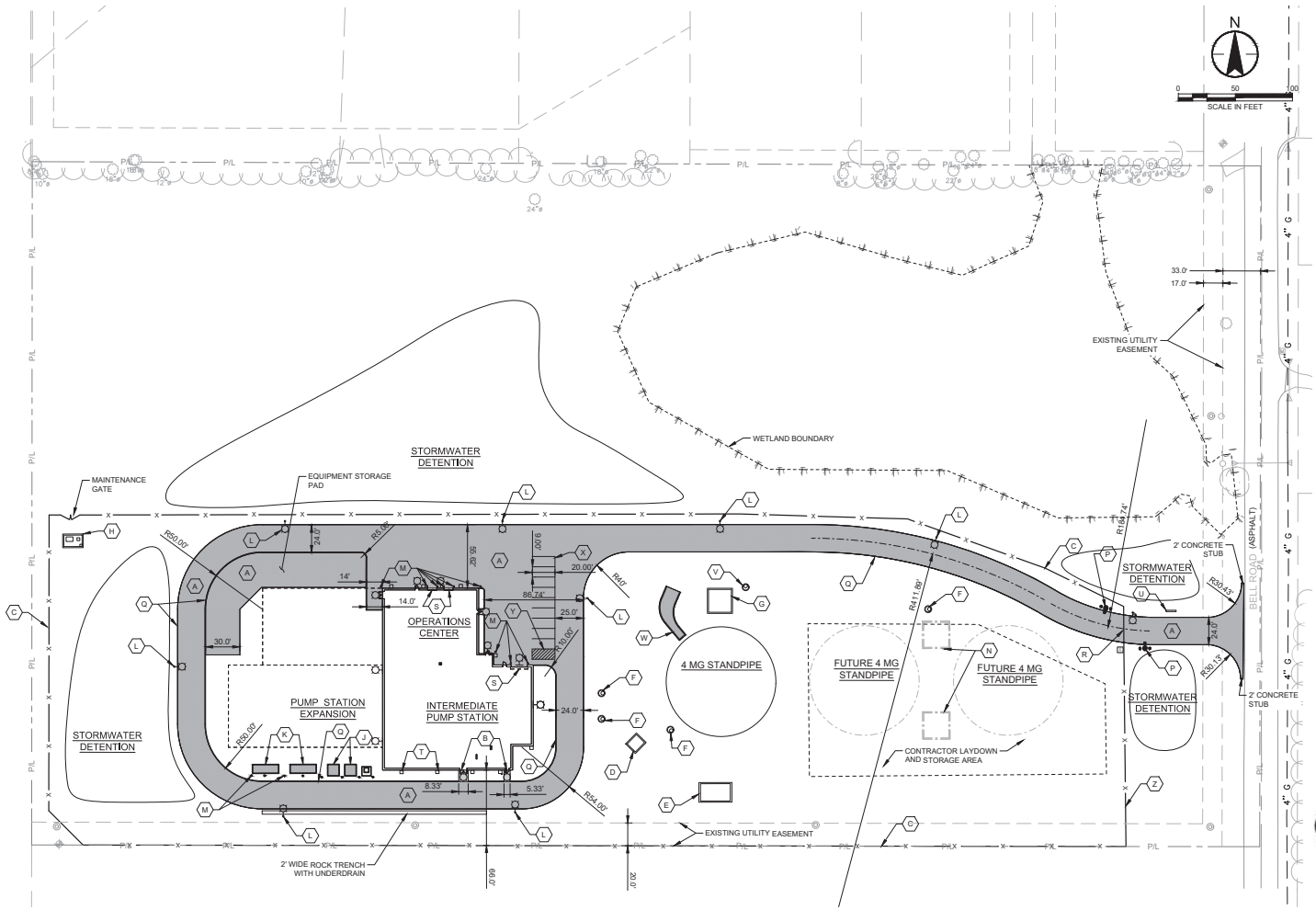
File Name: 40124_03_CD101 | MZ Dwn. | MZ Dsgn. | SR Chkd. | 2025.07.15 YYYY.MM.DD

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

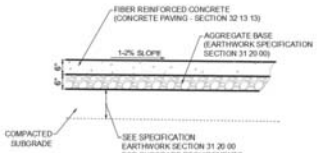


GENERAL SHEET NOTES

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

GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET; & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

PRELIMINARY
90% DESIGN
NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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

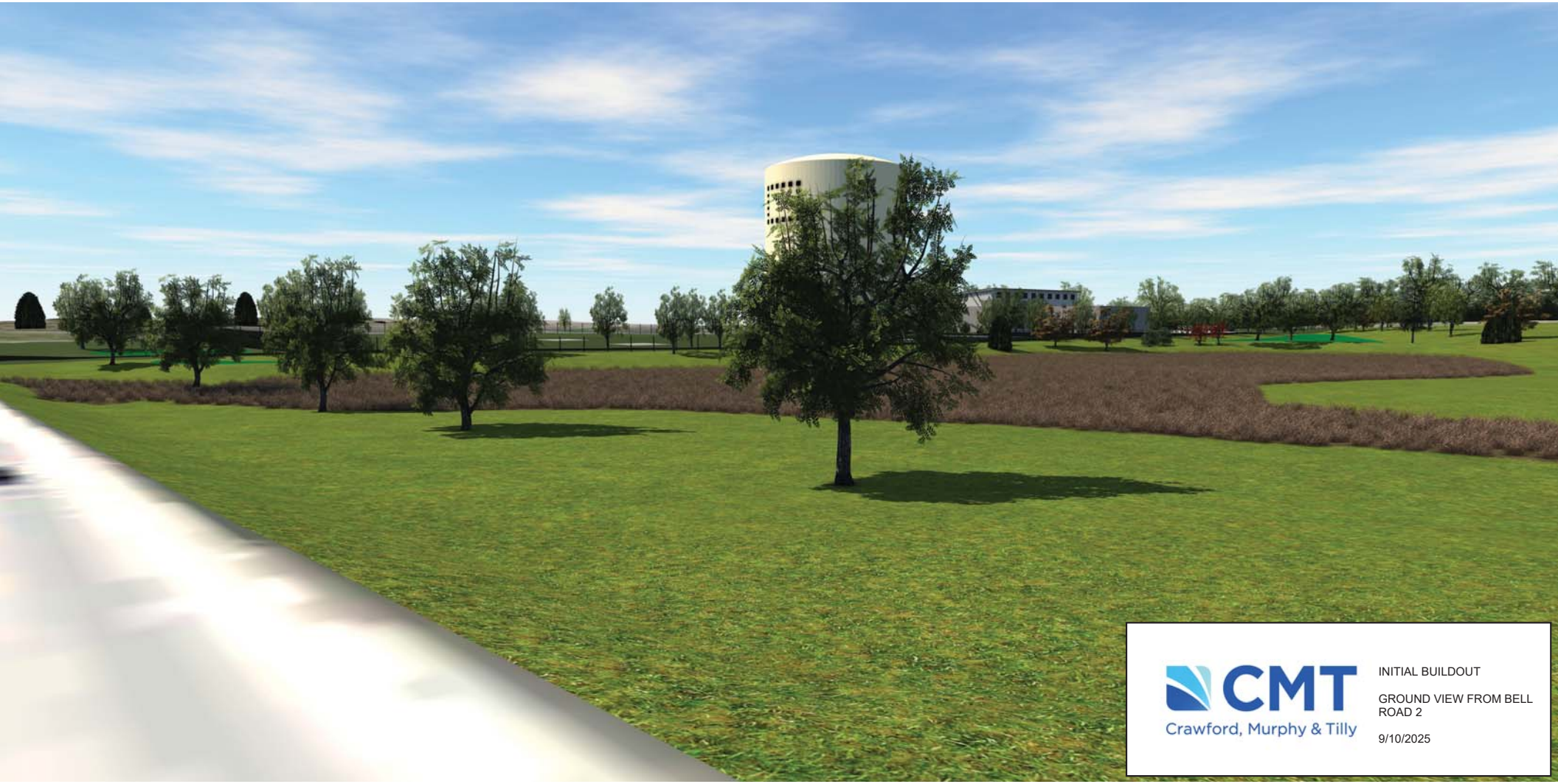


CMT
Crawford, Murphy & Tilly

INITIAL BUILDOUT

GROUND VIEW FROM BELL ROAD 1

9/10/2025

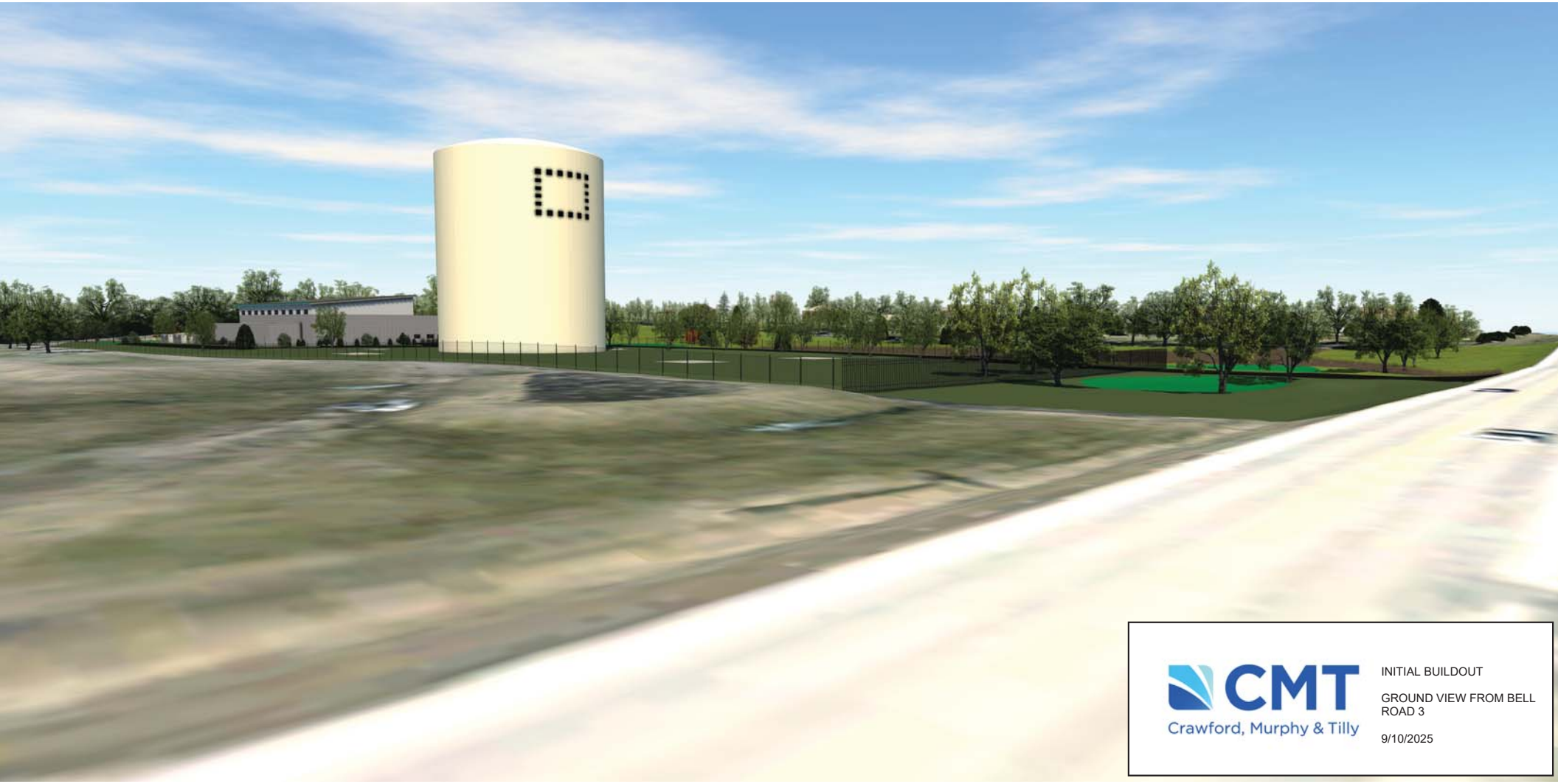


CMT
Crawford, Murphy & Tilly

INITIAL BUILDOUT

GROUND VIEW FROM BELL ROAD 2

9/10/2025

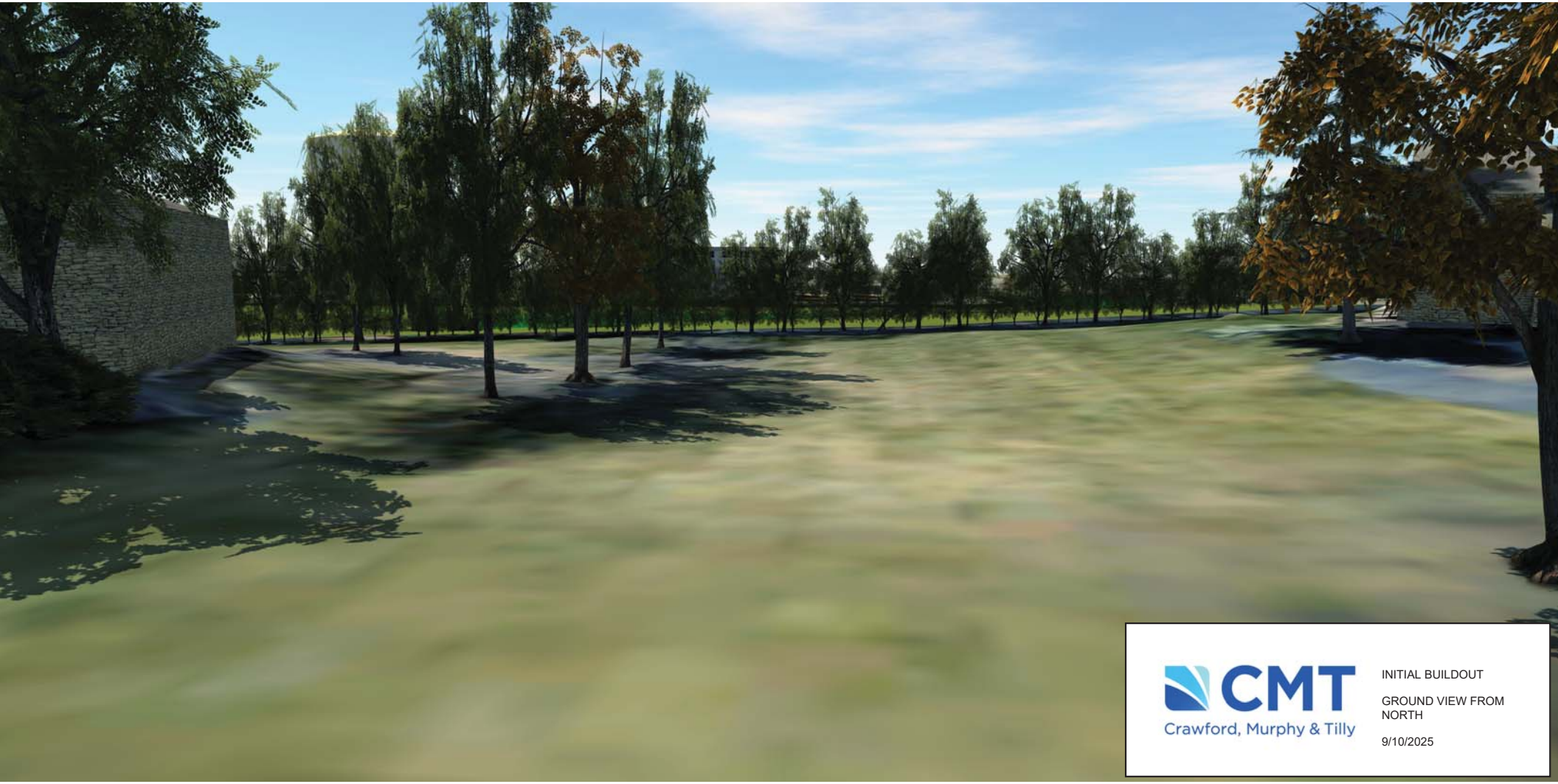


Crawford, Murphy & Tilly

INITIAL BUILDOUT

GROUND VIEW FROM BELL ROAD 3

9/10/2025

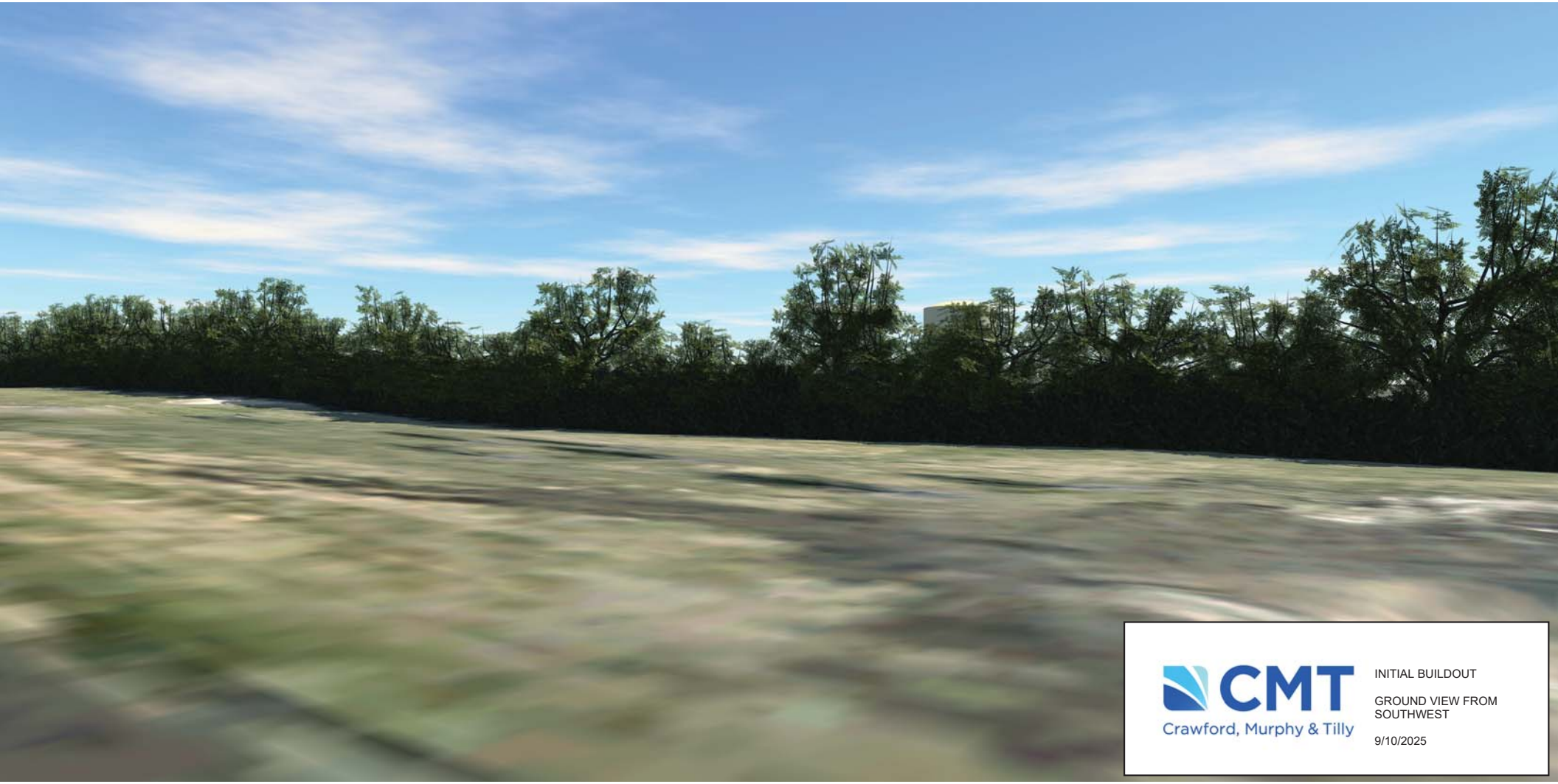


CMT
Crawford, Murphy & Tilly

INITIAL BUILDOUT

GROUND VIEW FROM NORTH

9/10/2025

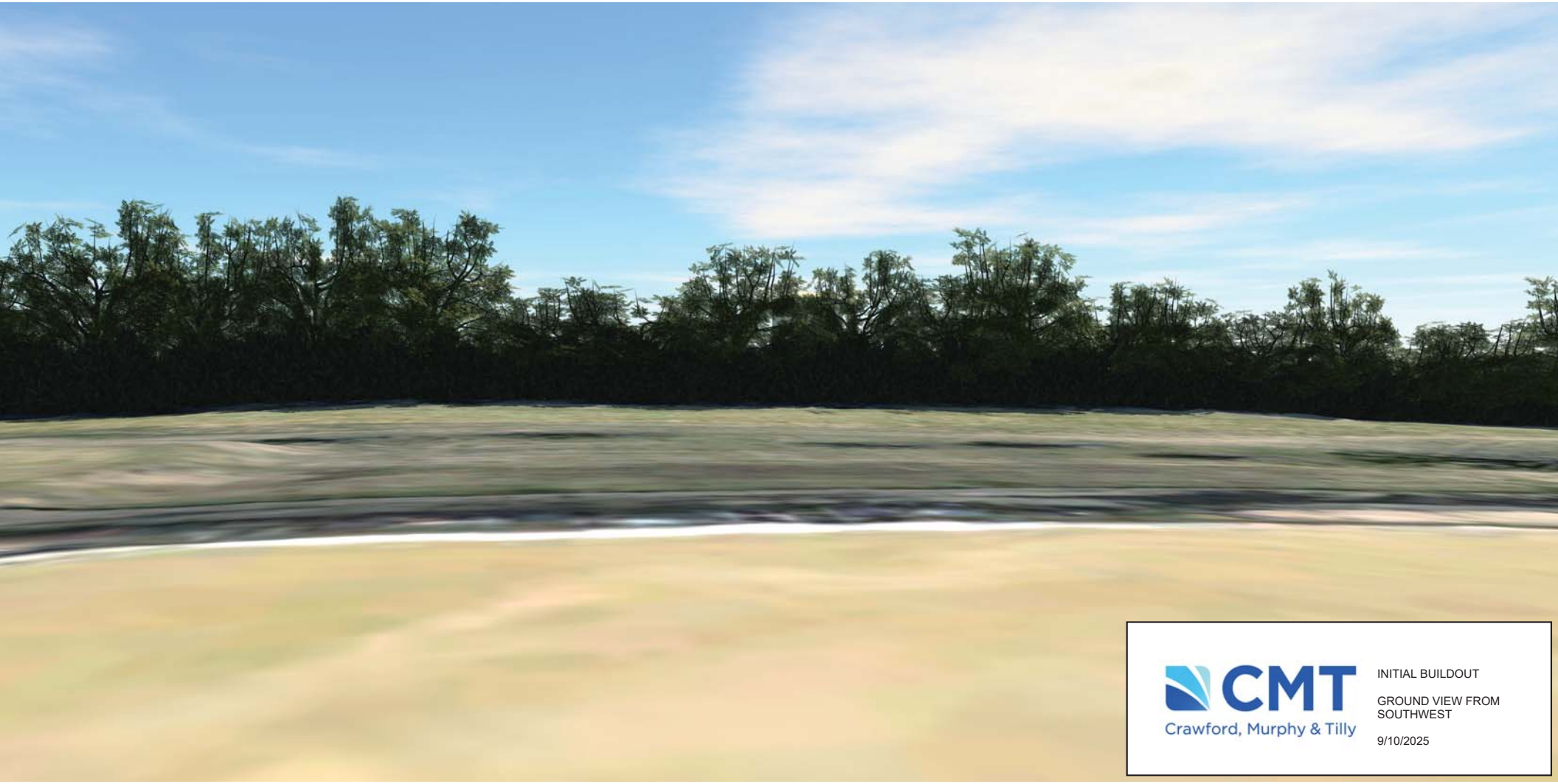


CMT
Crawford, Murphy & Tilly

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
Crawford, Murphy & Tilly

INITIAL BUILDOUT

HIGH ANGLE VIEW FROM SOUTHEAST

9/10/2025



CMT
Crawford, Murphy & Tilly

FINAL BUILDOUT

GROUND VIEW FROM BELL ROAD 1

9/10/2025



CMT
Crawford, Murphy & Tilly

FINAL BUILDOUT

GROUND VIEW FROM BELL ROAD 2

9/10/2025

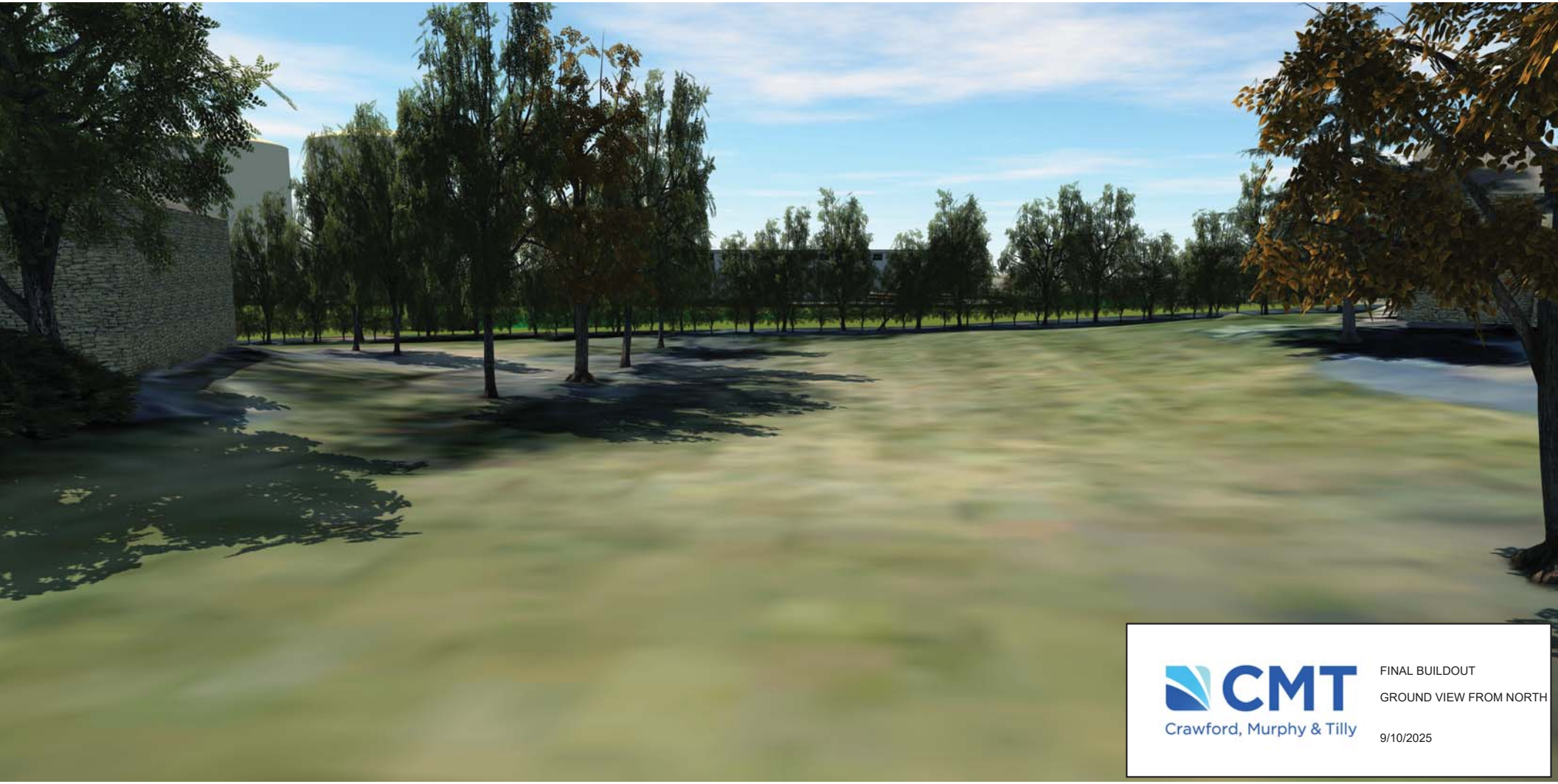


CMT
Crawford, Murphy & Tilly

FINAL BUILDOUT

GROUND VIEW FROM BELL ROAD 3

9/10/2025

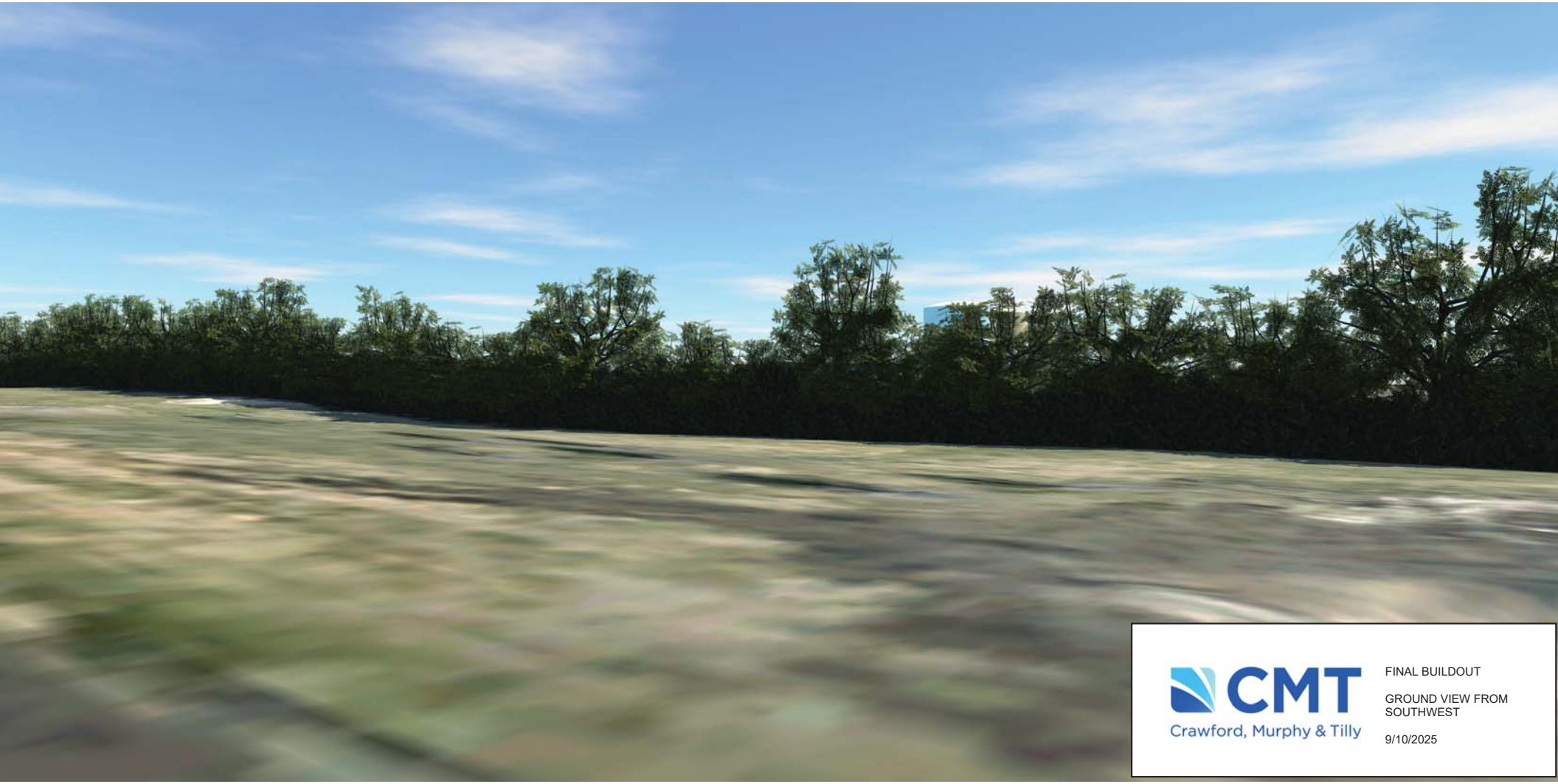


CMT
Crawford, Murphy & Tilly

FINAL BUILDOUT

GROUND VIEW FROM NORTH

9/10/2025

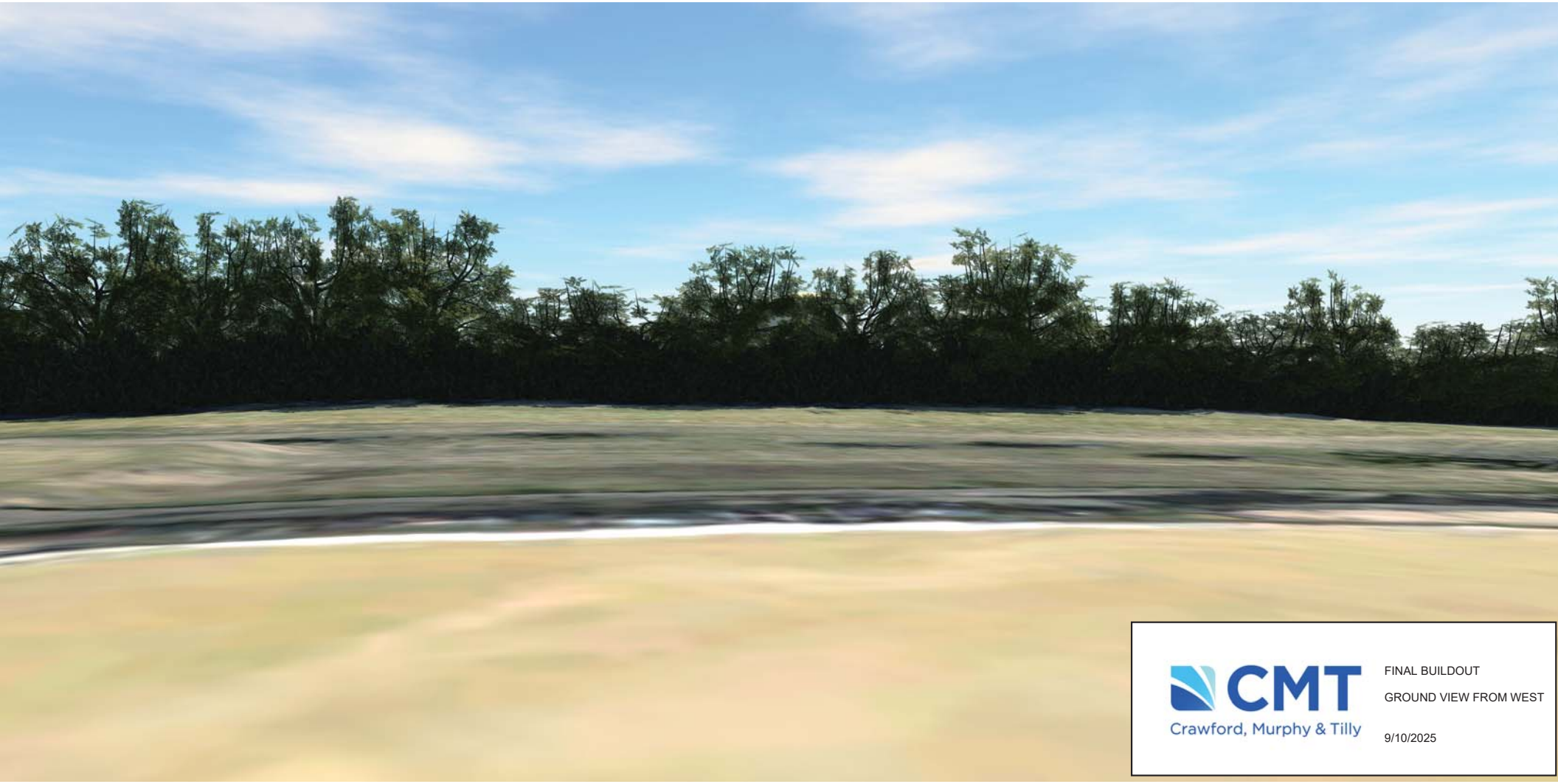


CMT
Crawford, Murphy & Tilly

FINAL BUILDOUT

GROUND VIEW FROM SOUTHWEST

9/10/2025


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



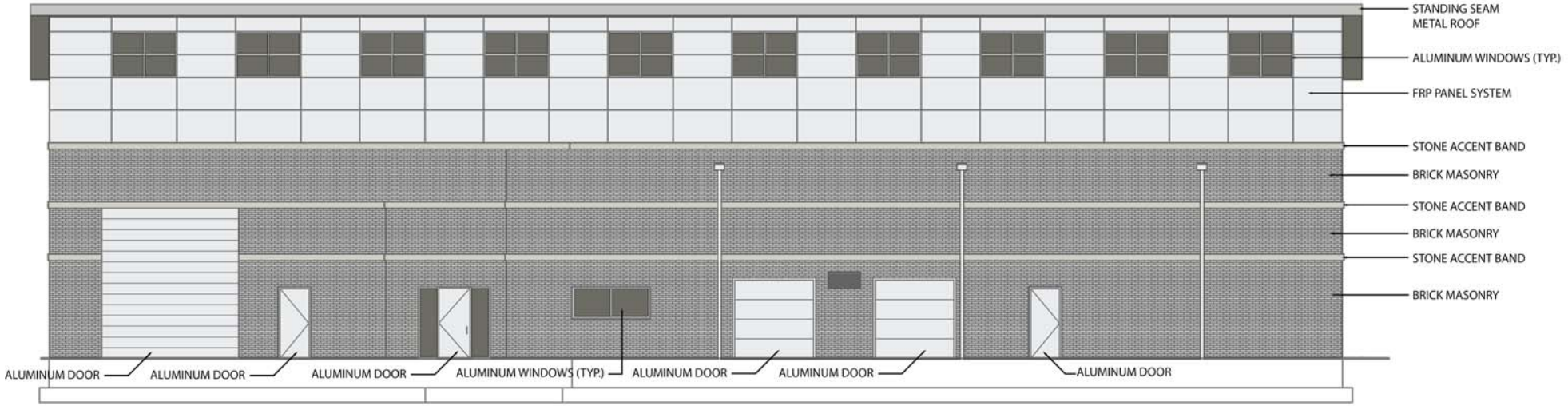
CMT
Crawford, Murphy & Tilly

FINAL BUILDOUT

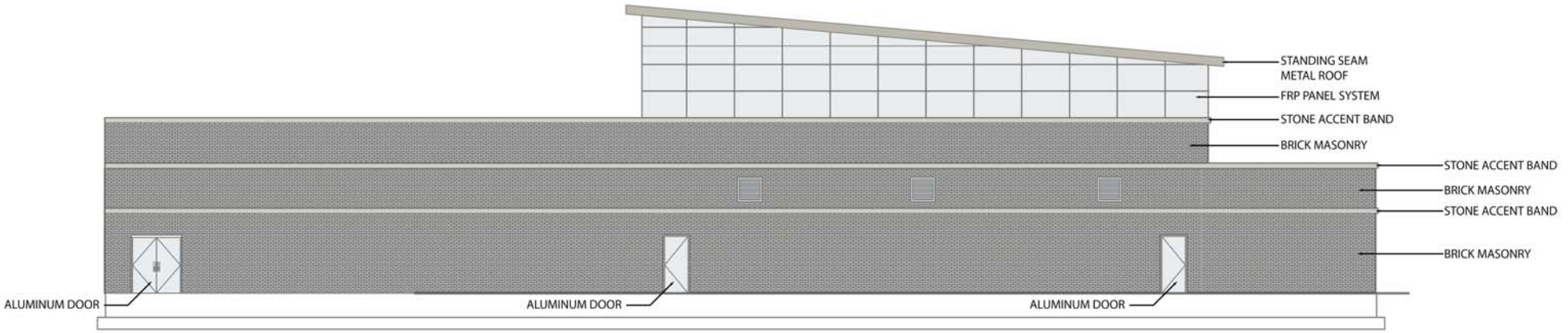
GROUND VIEW FROM WEST

9/10/2025

Attachment 8



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - WEST

ALUMINUM DOORS AND WINDOWS
CLEAR ANODIZED ALUMINUM

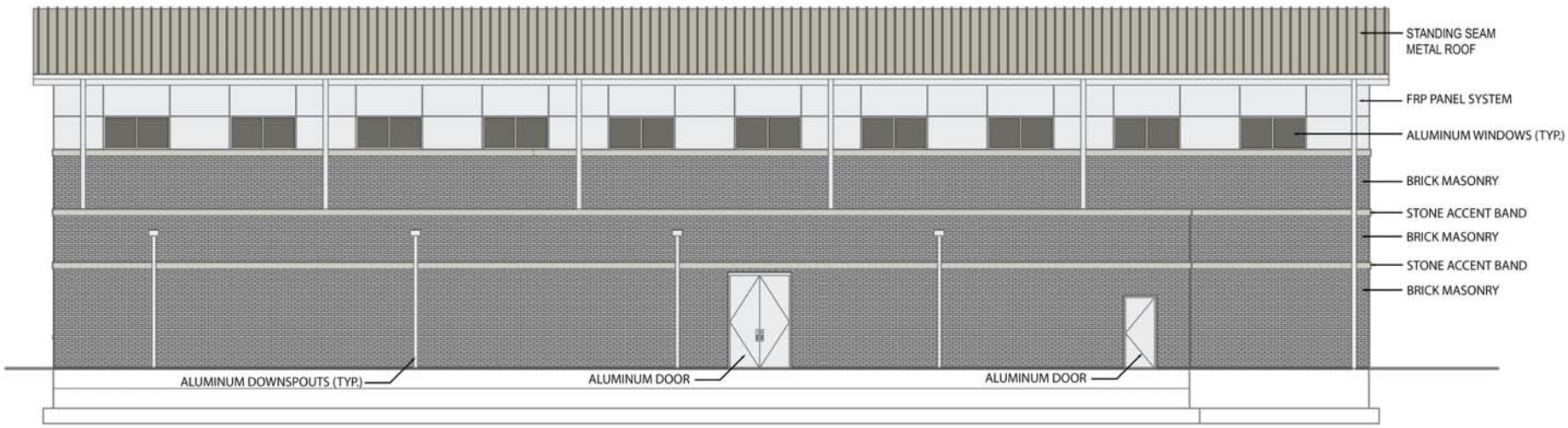
BRICK MASONRY
BELDEN ANCHOR GRAY VELOUR

STONE ACCENT BAND
NATURAL GRAY

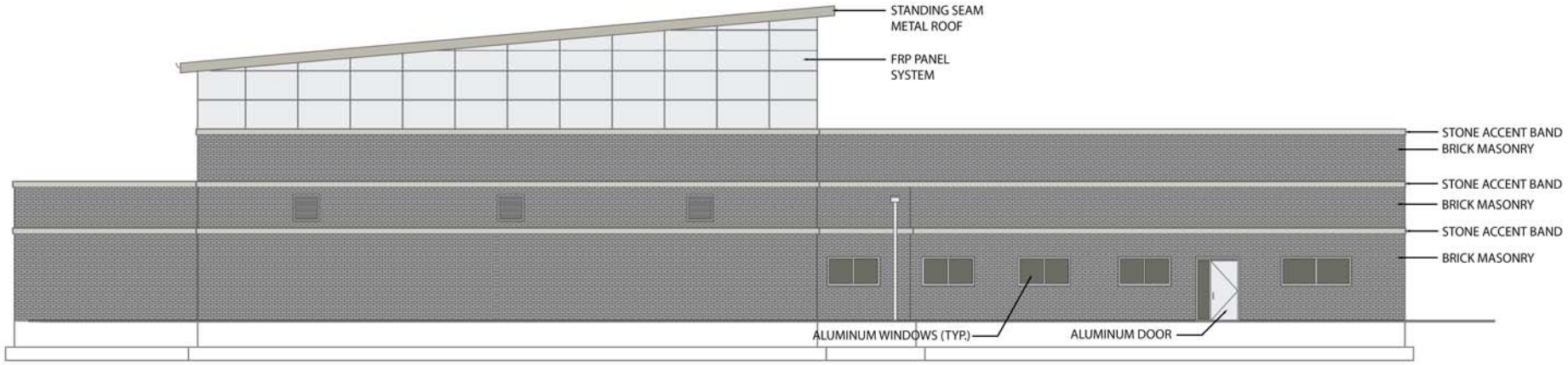
FRP PANEL SYSTEM
JAMES HARDIE LIGHT MIST

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

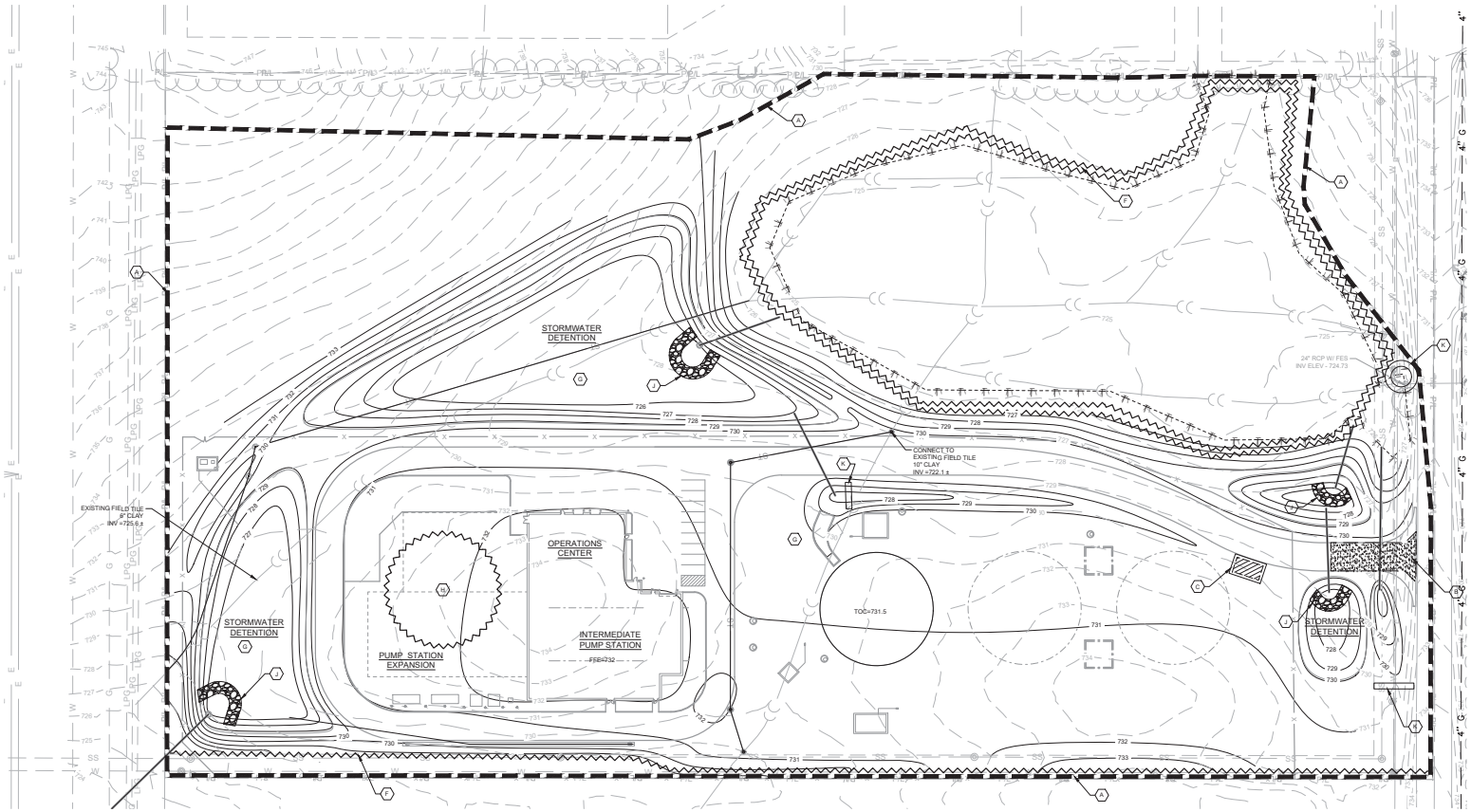
STONE ACCENT BAND
NATURAL GRAY

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

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET; & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

PRELIMINARY
90% DESIGN
NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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

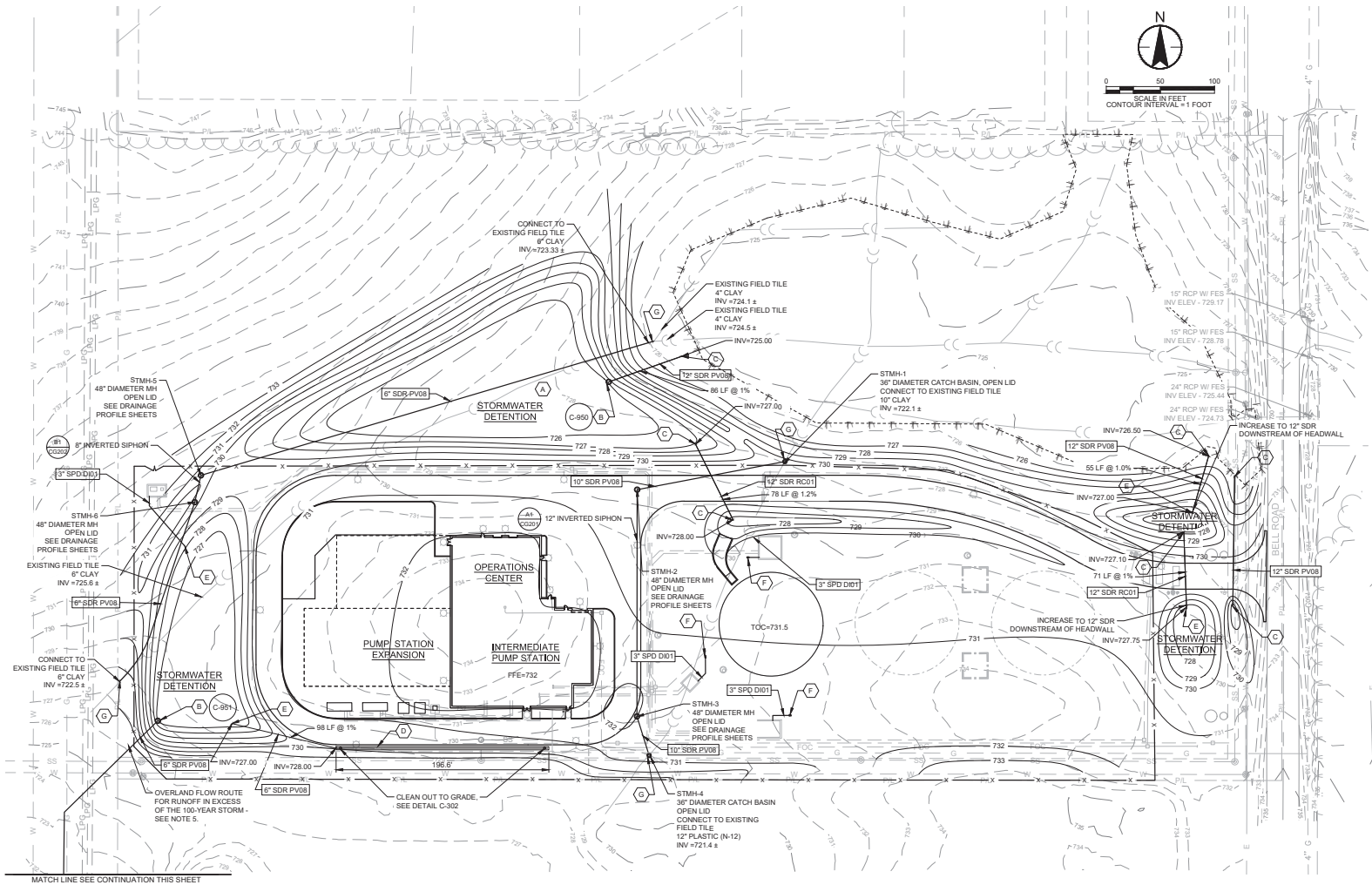
EROSION CONTROL PLAN

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

Drawing No.
CS104

C:\Users\mzak.consultant\Desktop\Work\Joliet\40124_03_CS104.dwg
2025.10.15 07:52:42 AM

ORIGINAL SHEET - ANSI D



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

GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET; & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

PRELIMINARY
90% DESIGN
NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

GRAND PRAIRIE WATER COMMISSION

Stantec

CMT Crawford, Murphy & Tilly

City of Joliet

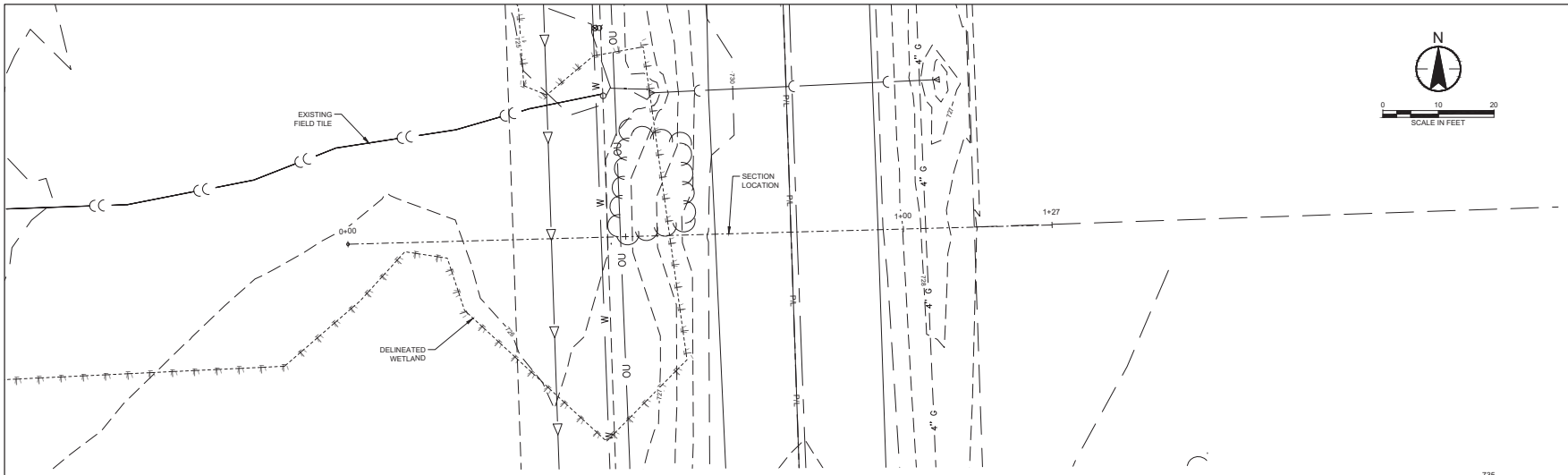
ALTERNATIVE WATER SOURCE PROGRAM
AWSP-03-01 - INTERMEDIATE STANDPIPE 1 AND PUMP STATION
Joliet, Illinois

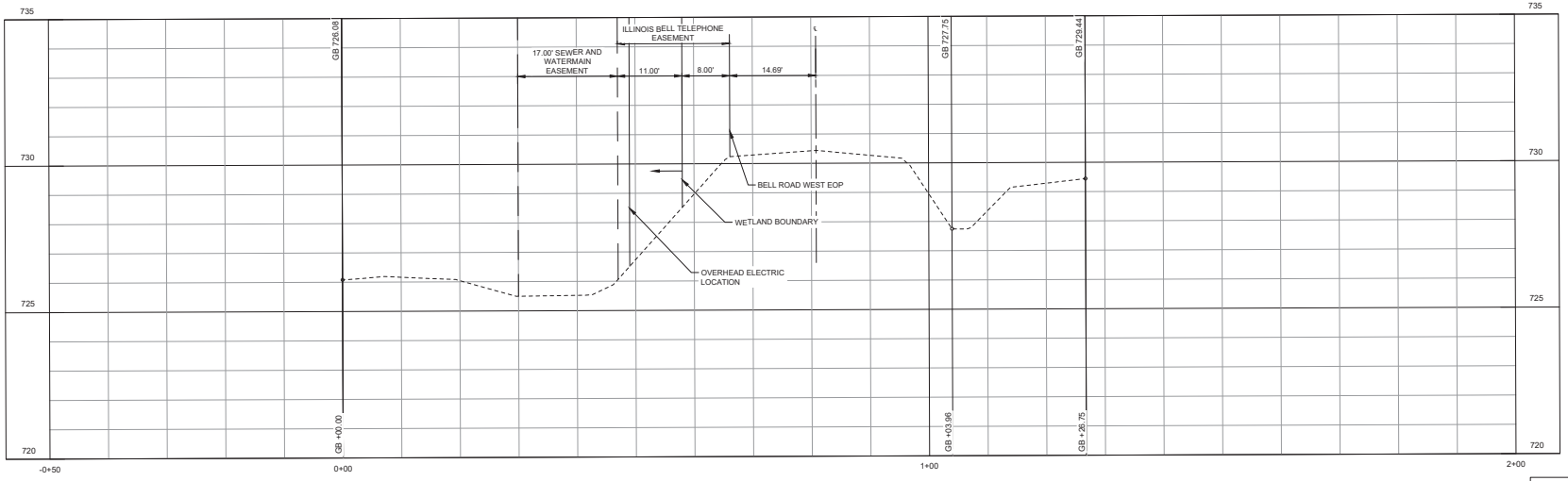
File Name: 40124_03_CG101	MZ	MZ	SR	2025.10.15
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

GRADING AND DRAINAGE PLAN

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

C:\Users\mzick.consultant\...\Grading, Layouts & Utilities\Sheet\40124_03_CG101.dwg
2025.10.15 07:05:27 AM
ORIGINAL SHEET - ANSI D





GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET; & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

ORIGINAL SHEET - ANSI D

PRELIMINARY
90% DESIGN
NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

GRAND PRAIRIE WATER COMMISSION

Stantec

CMT Crawford, Murphy & Tilly

City of Joliet

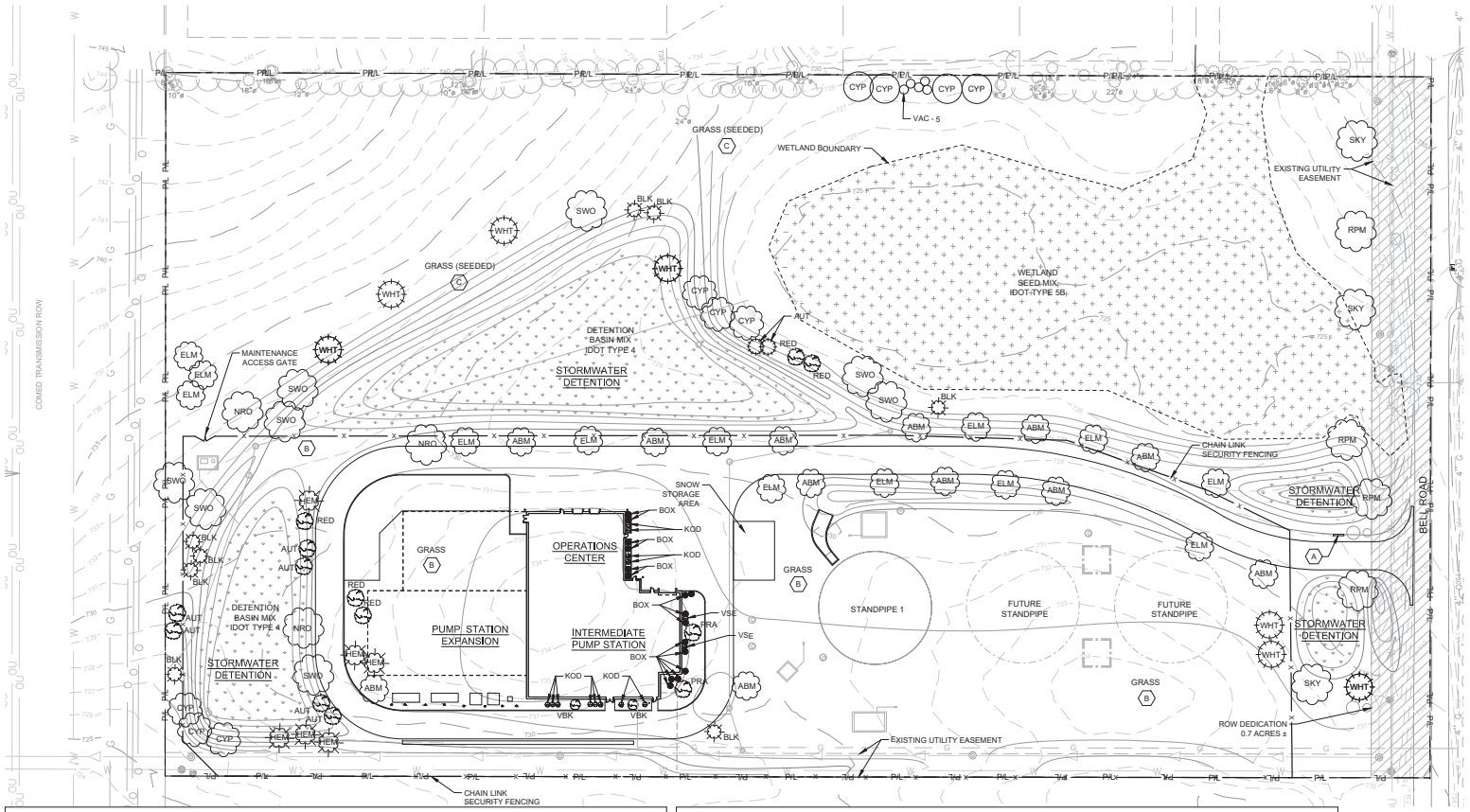
ALTERNATIVE WATER SOURCE PROGRAM
AWSP-03-01 - INTERMEDIATE STANDPIPE 1 AND PUMP STATION
Joliet, Illinois

File Name: 40124_03_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

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET; & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

PRELIMINARY
90% DESIGN
NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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	GJ	SP	2025.10.15
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

LANDSCAPE PLANTING PLAN

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

ORIGINAL SHEET - ANSI 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.

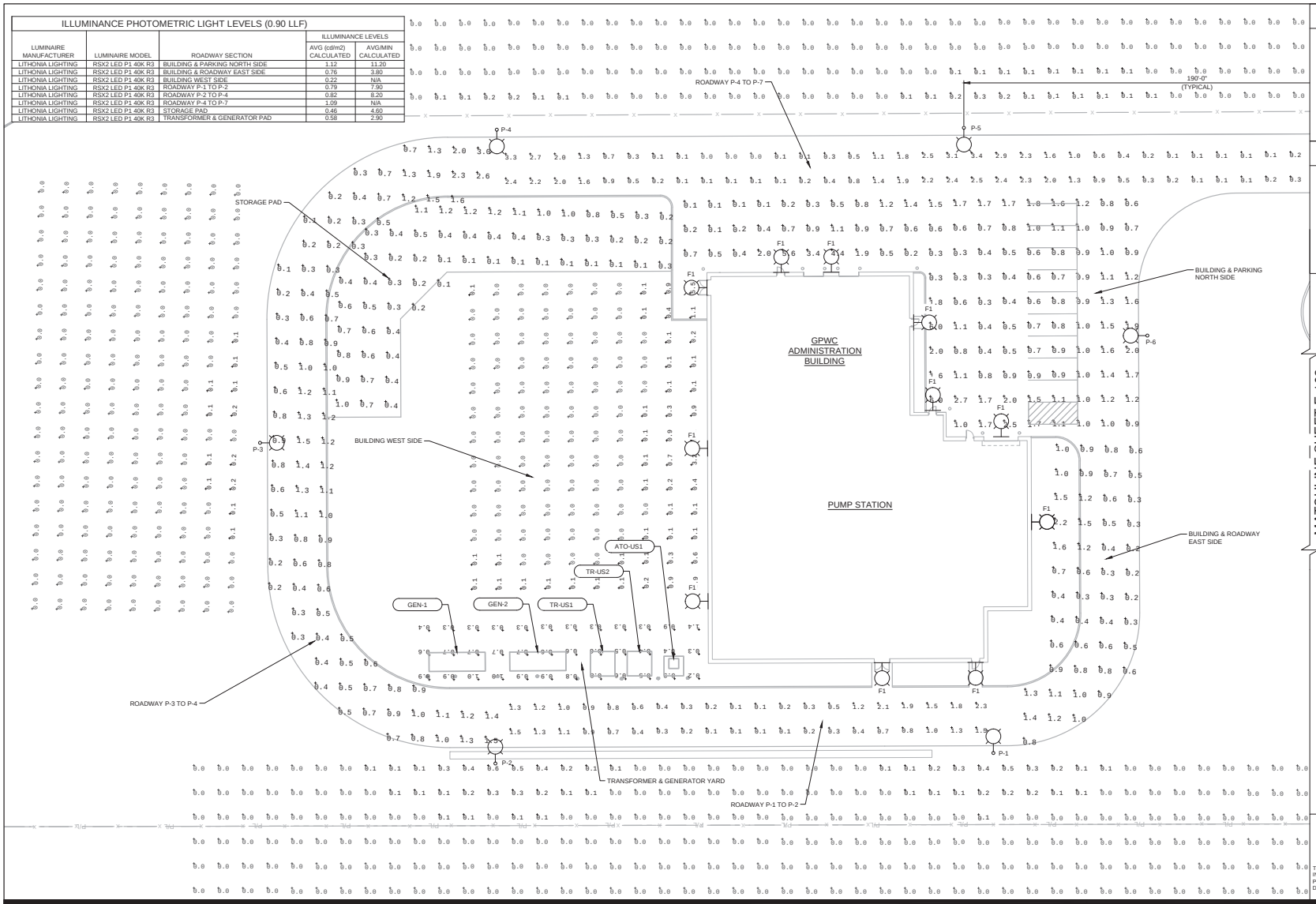
Proper pruning will insure a long life for the tree and insure that it continues to add beauty to the landscape.

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

GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET; & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

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

PRELIMINARY
90% DESIGN
NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

GRAND PRAIRIE WATER COMMISSION

Stantec

CMT Crawford, Murphy & Tilly

City of Joliet

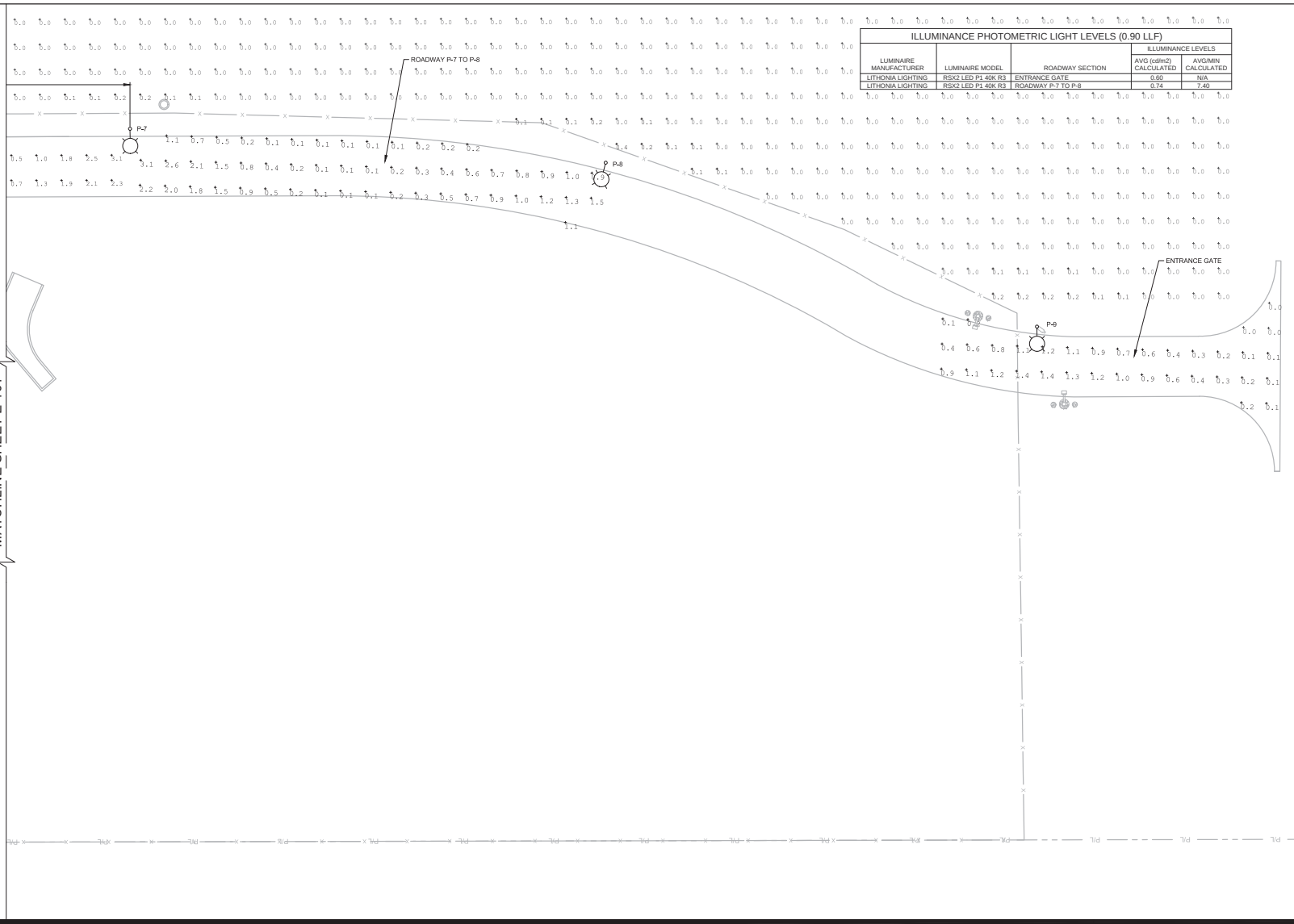
ALTERNATIVE WATER SOURCE PROGRAM
AWSP-03-01 - INTERMEDIATE STANDPIPE 1 AND PUMP STATION
Joliet, Illinois

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

C:\Civil_working\numbers\40124\03_Photometric.calcs
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 (cdlm2) 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

GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET; & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

PRELIMINARY
90% DESIGN
NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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	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**

C:\Civ...\wsp\current.version\d0183ffb-4c1d-4...\photometric.rcd
2025.07.15 07:54 AM
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)

AGi32® Copyright 1999-2025 by Lighting Analysts, Inc.

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

AGi32® Copyright 1999-2025 by Lighting Analysts, Inc.



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

AGi32® Copyright 1999-2025 by Lighting Analysts, Inc.



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	

AGi32® Copyright 1999-2025 by Lighting Analysts, Inc.



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

AGi32® Copyright 1999-2025 by Lighting Analysts, Inc.



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

AGi32® Copyright 1999-2025 by Lighting Analysts, Inc.



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

AGi32® Copyright 1999-2025 by Lighting Analysts, Inc.



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

AGi32® Copyright 1999-2025 by Lighting Analysts, Inc.



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

AGi32® Copyright 1999-2025 by Lighting Analysts, Inc.



RSX2 LED
Area Luminaire

Catalog Number

Notes

Type

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

Specifications

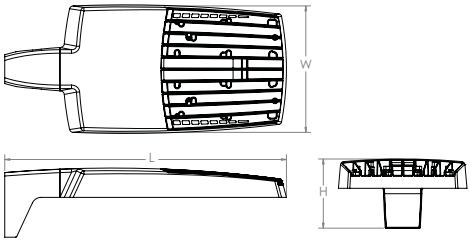
EPA (ft²@0°): 0.69 ft² (0.06 m²)

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

© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.

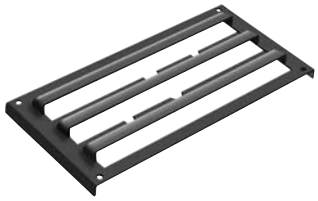
Ordering Information

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

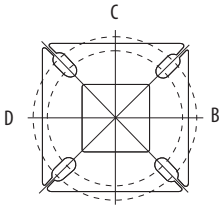


External 360 Full Visor

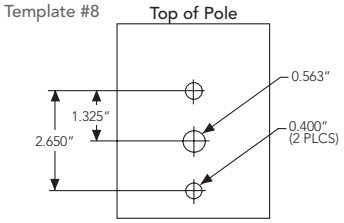
Pole/Mounting Informatiion

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.

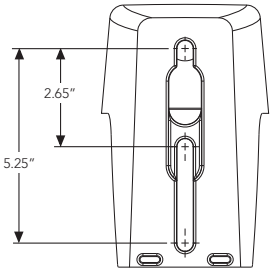
HANDHOLE ORIENTATION



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.

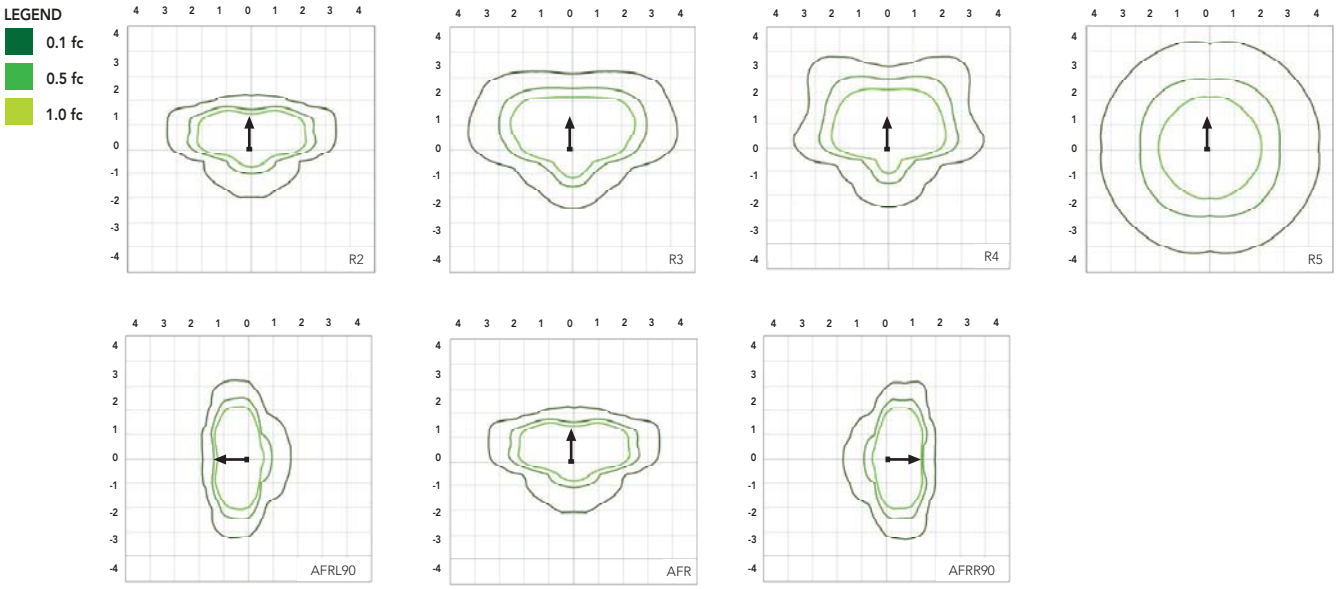
Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	**Tilt**									
SPA - Square Pole Adaptor	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
RPA - Round Pole Adaptor		0.74	1.27	1.37	1.9	1.71	2.49	1.42	2.16	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

© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.

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.

© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.

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

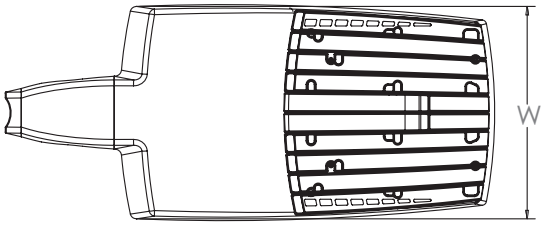
© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.

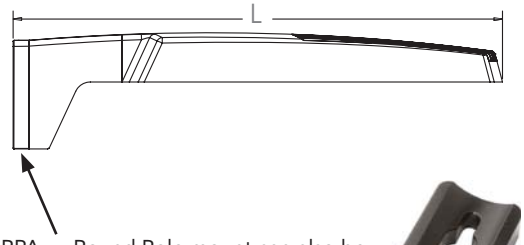
Dimensions & Weights

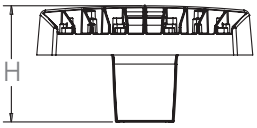
Luminaire Weight by Mounting Type

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)





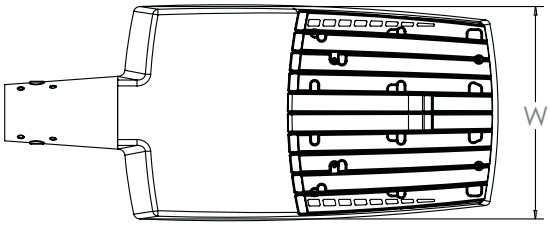


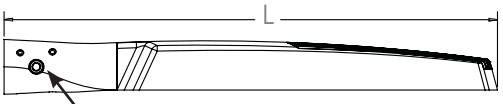
Length: 30.3" (77.0 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.3 cm) Arm

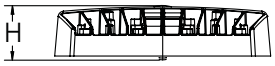
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX2 with Mast Arm Adapter (MA)

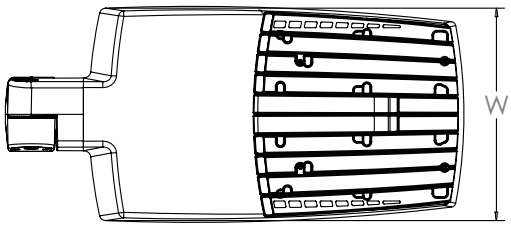


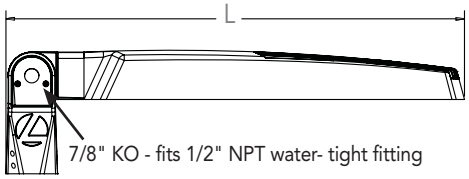


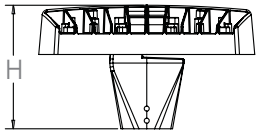


Length: 30.6" (77.7 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

RSX2 with Adjustable Slipfitter (IS)





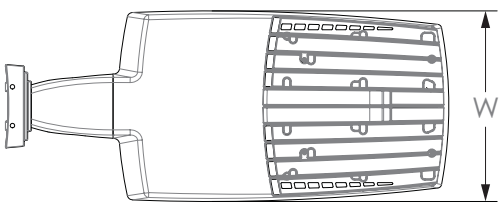


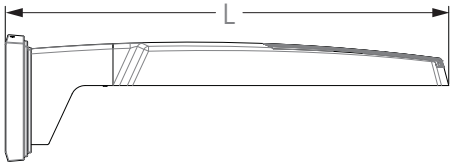
Length: 28.3" (71.9 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

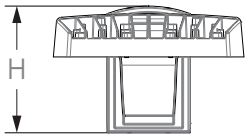
© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.

Dimensions

RSX2 with Wall Bracket (WBA)

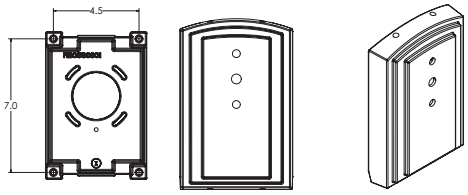




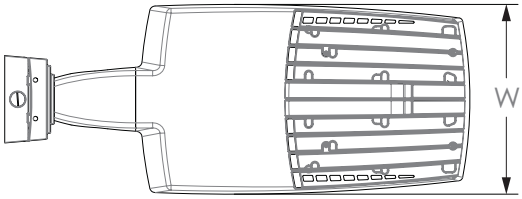


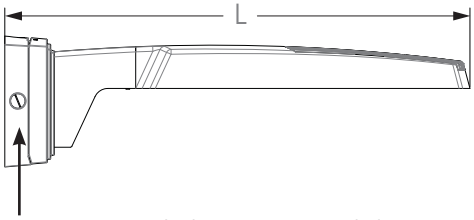
Length: 31.2" (79.2 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

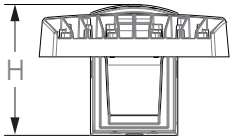


RSX2 with Wall Bracket with Surface Conduit Box (WBASC)



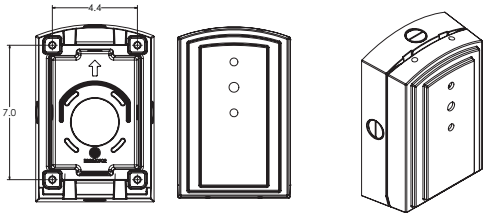


3/4" NPT taps with plugs - Qty (4) provided



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

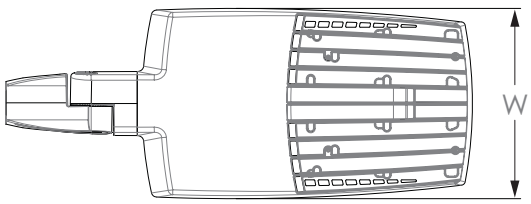
Surface Conduit Box (SCB) Mounting Detail

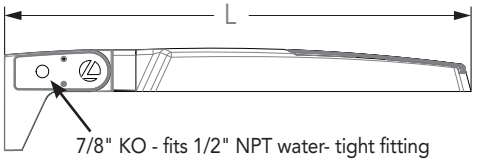


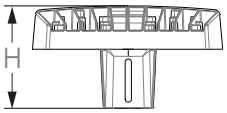
© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.

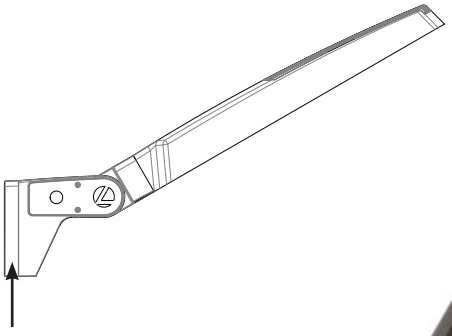
Dimensions

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.

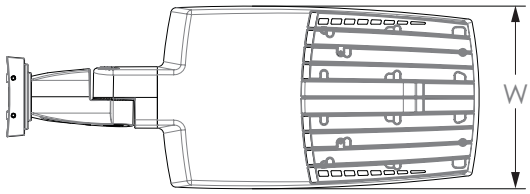


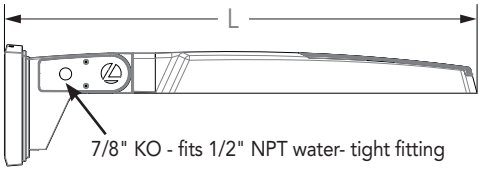
Notes

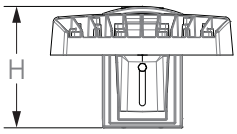
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

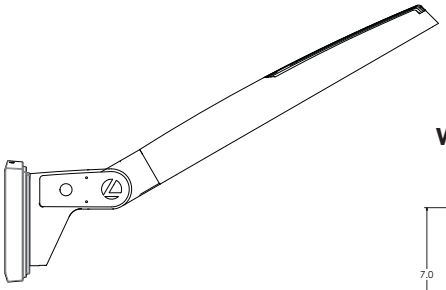
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX2 with Adjustable Tilt Arm with Wall Bracket (AAWB)



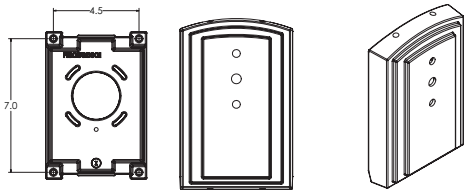






Length: 34.7" (88.0 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

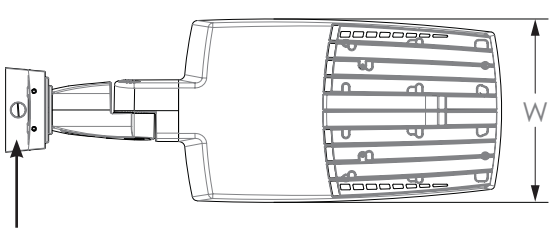
Wall Bracket (WBA) Mounting Detail



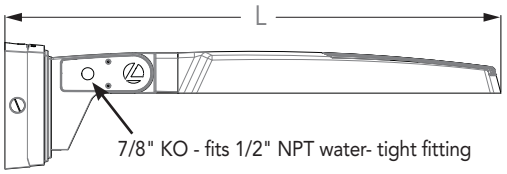
© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.

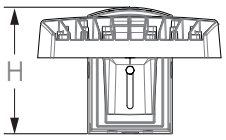
Dimensions

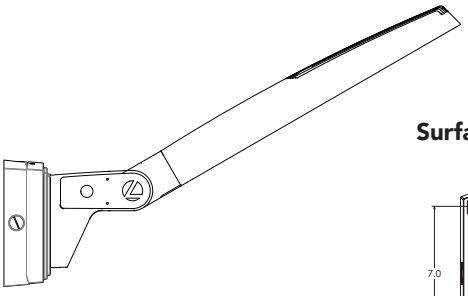
RSX2 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



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

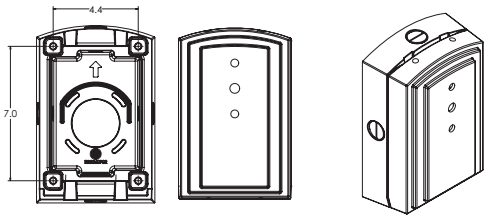




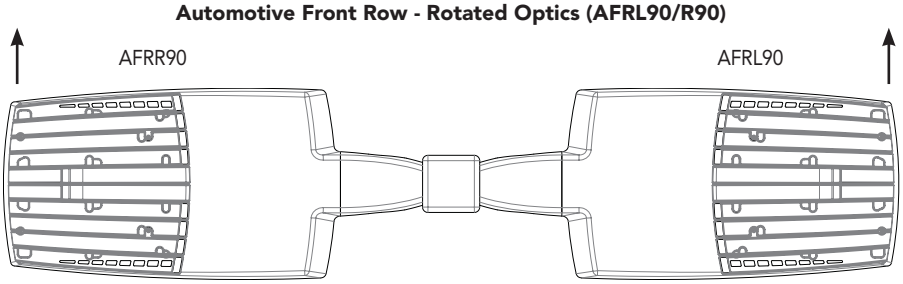


Length: 36.2" (91.9 cm)
Width: 13.4" (40.0 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



Automotive Front Row - Rotated Optics (AFRL90/R90)



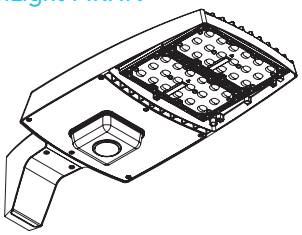
(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

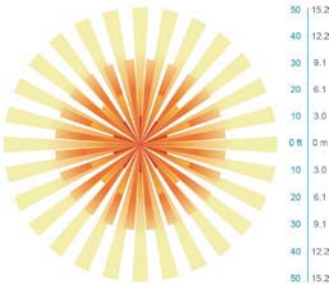
© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.

nLight Control - Sensor Coverage and Settings

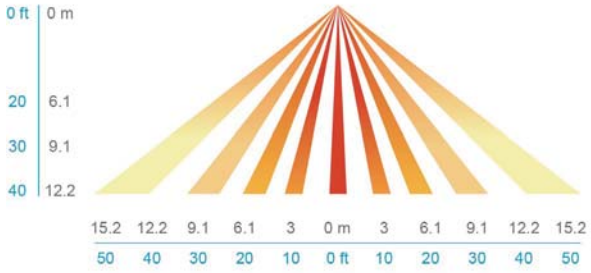
NLTAIR2 PIRHN nLight Sensor Coverage Pattern

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.

© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.



WDGE1 LED

Architectural Wall Sconce

Catalog Number

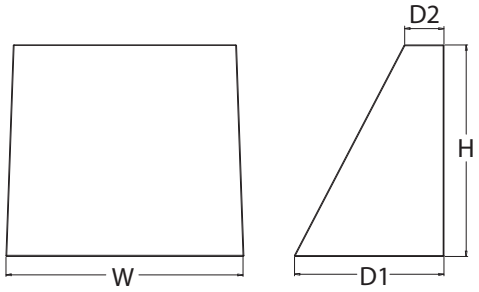
Notes

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

© 2019-2025 Acuity Brands Lighting, Inc. All rights reserved.

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

© 2019-2025 Acuity Brands Lighting, Inc. All rights reserved.

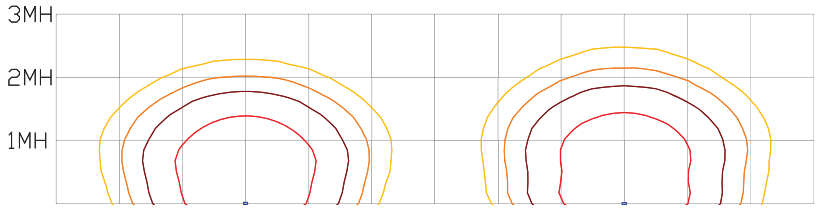
Photometric Diagrams

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

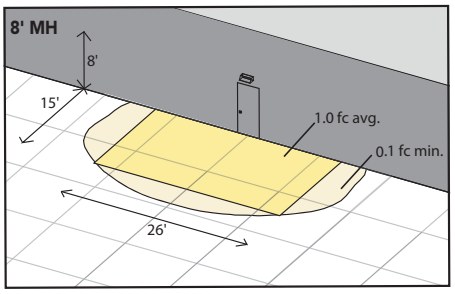
Emergency Battery Backup

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

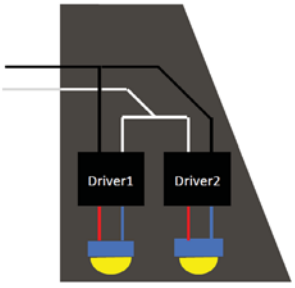


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

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.

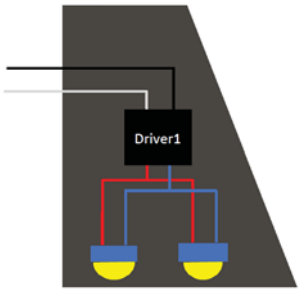
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



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



© 2019-2025 Acuity Brands Lighting, Inc. All rights reserved.

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.

© 2019-2025 Acuity Brands Lighting, Inc. All rights reserved.

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

www.lemont.il.us

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%.

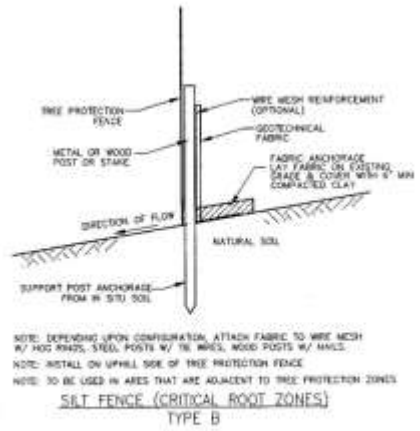
Once the critical root zones are identified, the Tree Preservation matrix and proposed tree protection fencing should be adjusted accordingly.

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).

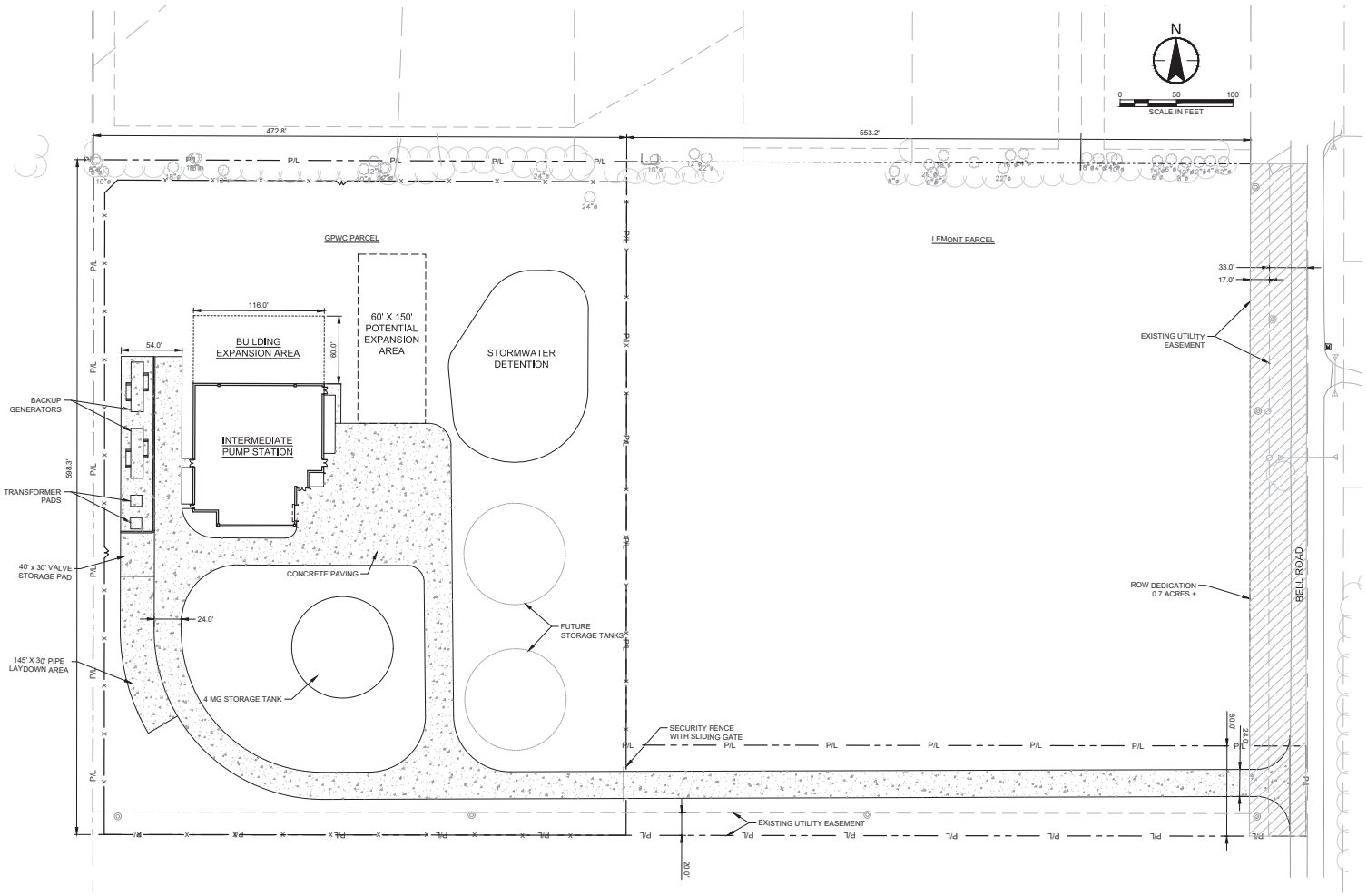
For any diesel generator, we will need approval from the State Fire Marshall, as any tank over 110 gallon requires this. We shall need a copy of their approval submitted to us before the generator can be installed.

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

PRELIMINARY
30% DESIGN
NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

GRAND PRAIRIE WATER COMMISSION

Stantec

CMT Crawford, Murphy & Tilly

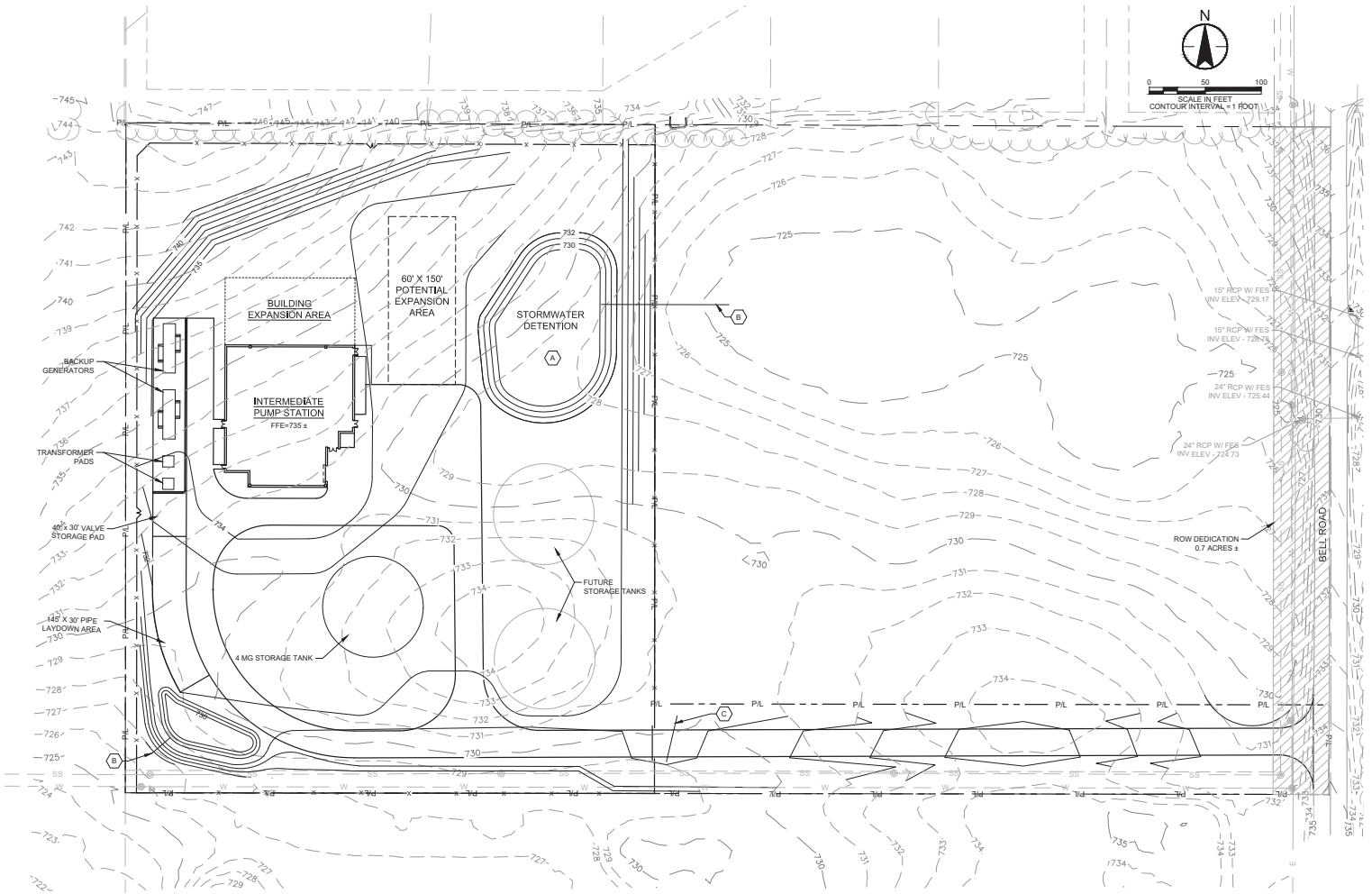
Grand Prairie Water Commission

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

PRELIMINARY
30% DESIGN
NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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

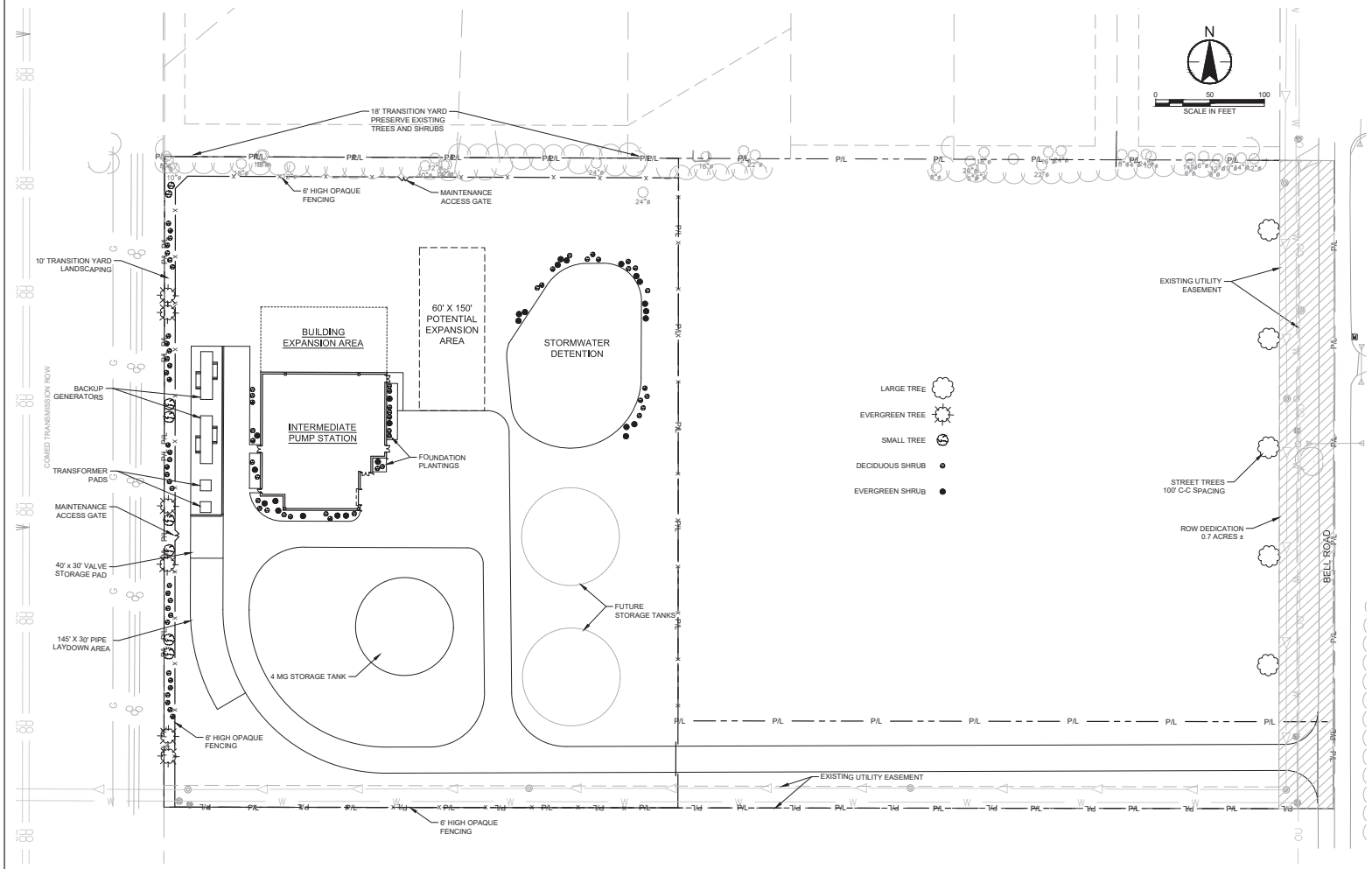
File Name: 40124_03_C-103_ALT	MZ	MZ	SR	2023.12.12
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

PRELIMINARY GRADING PLAN

Project No.	Scale
173440124	1" = 50'
Revision Sheet of	Drawing No. C-103

C:\Users\mzak.consultec...\Desktop\40124_03_C-103_ALT.dwg 2023.12.12 2:04:53 PM

ORIGINAL SHEET - ANSI D



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

PRELIMINARY
30% DESIGN
NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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

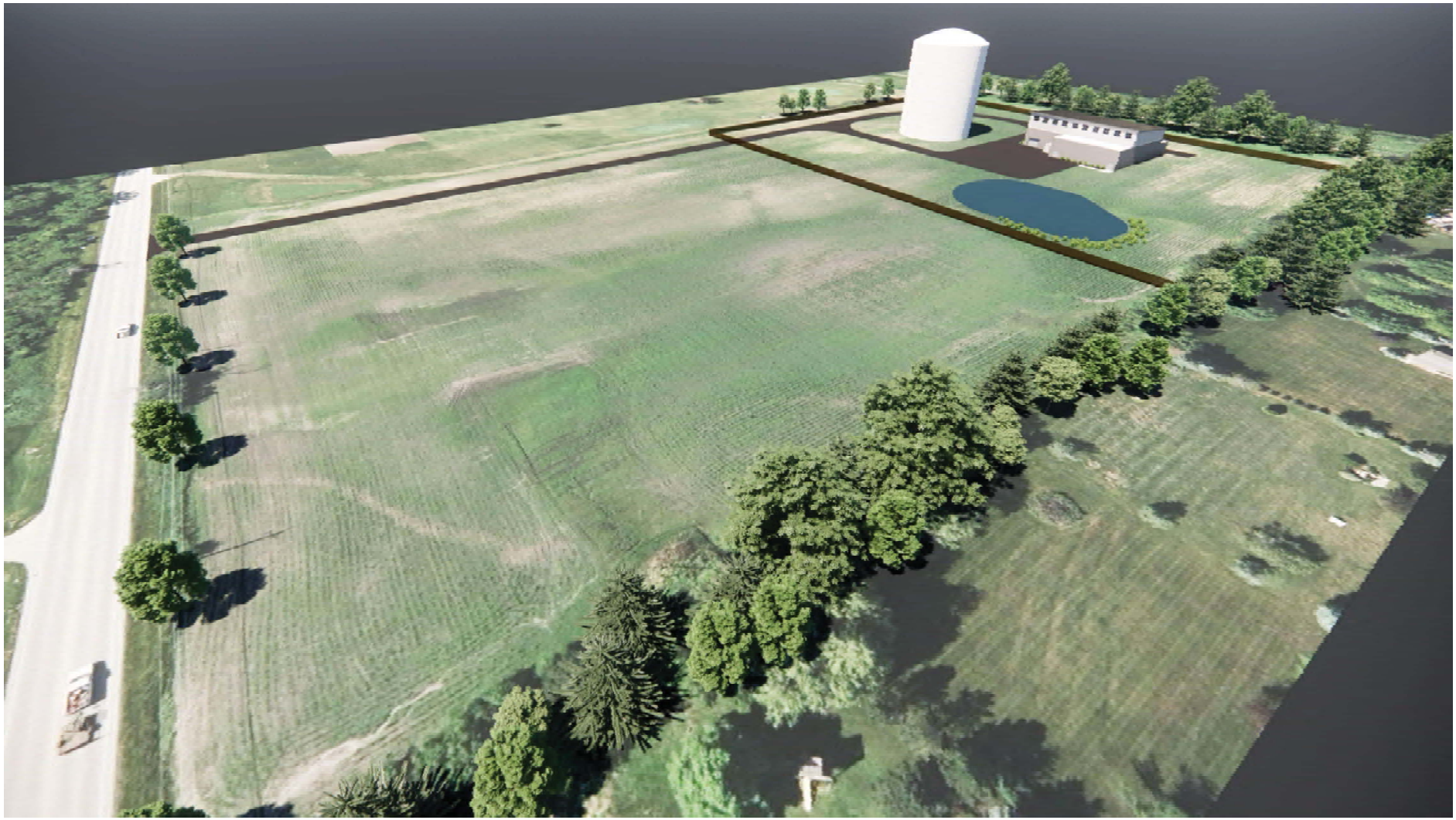
File Name: 40124_03_C-1XX	MZ	MZ	SR	2024.03.17
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

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

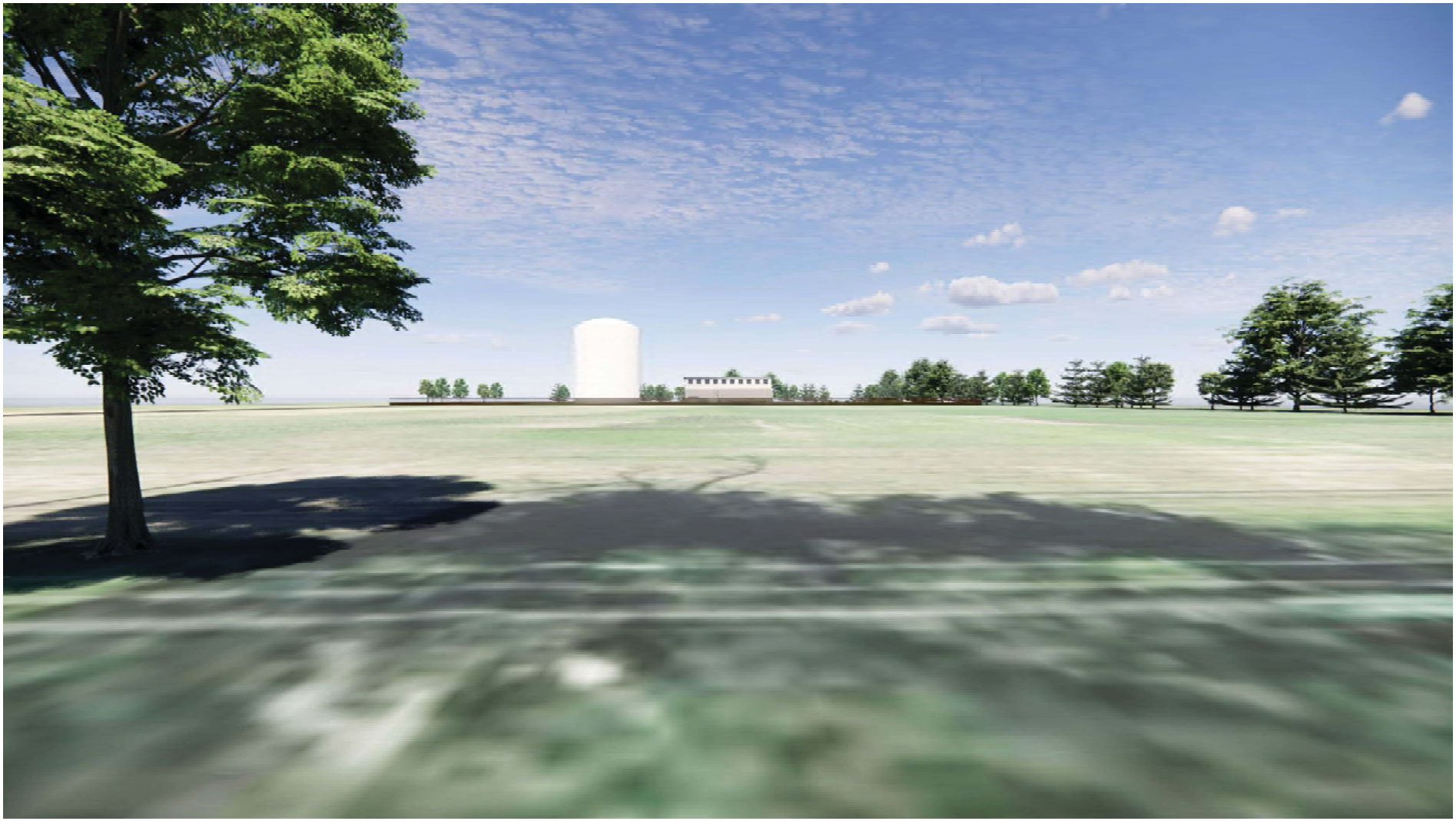


Note: Height of Standpipe shown as 120', assuming ground elevation of 730'. Height of Pump Station shown as 38'-6".

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

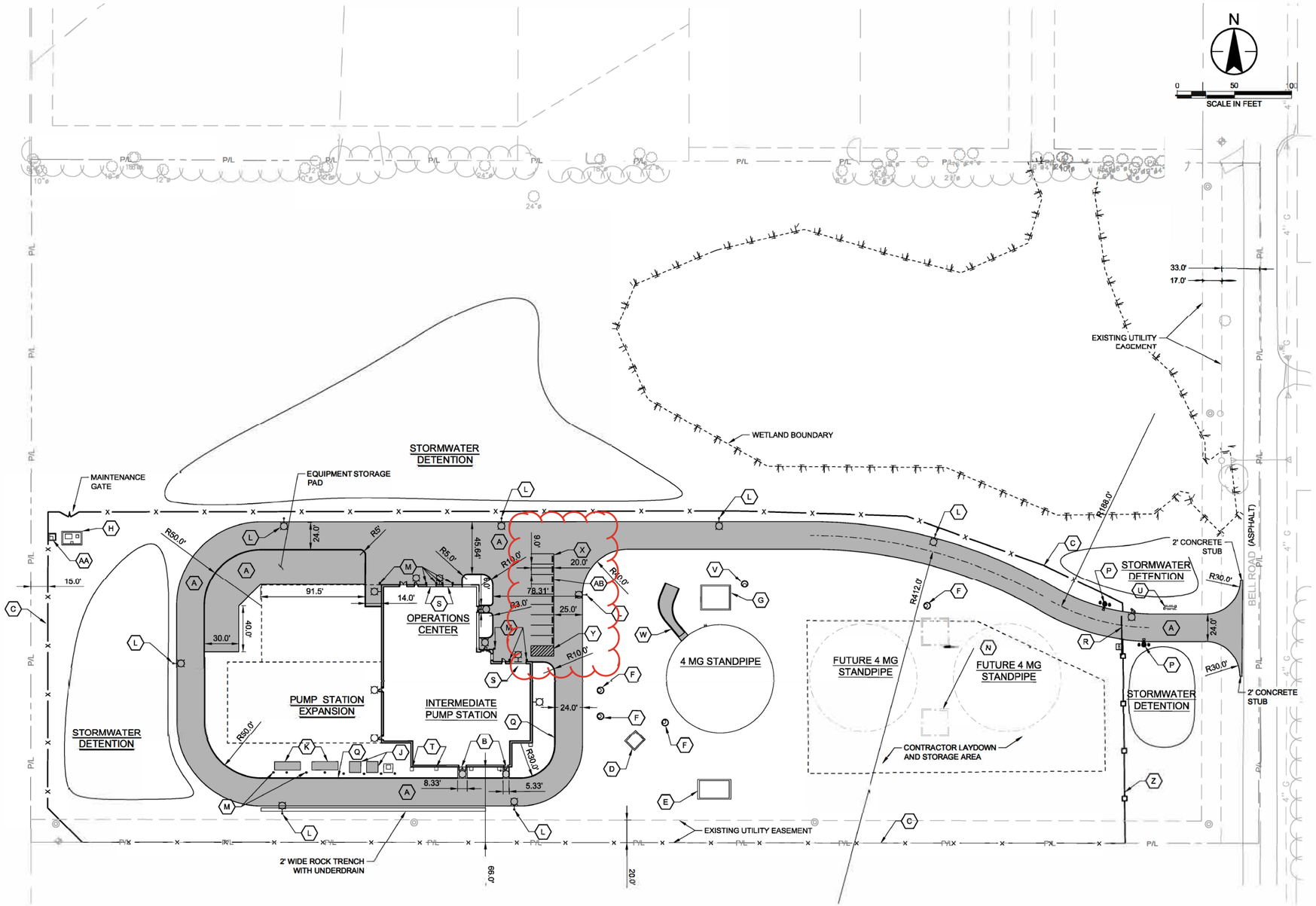


WEST



NORTH

Note: Height of Pump Station shown as 38'-6".



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 DETAIL 5 SHEET S-502
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. MONOLITHIC CONCRETE CURB, TYPE 2, SEE DETAIL C-128
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
AA. EMERGENCY INTERCONNECT VALVE VAULT, SEE PROCESS SHEETS
AB. PRECAST WHEEL STOP (TYP), SEE DETAIL C-116

EXHIBIT I

GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET, & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

PRELIMINARY
90% DESIGN
NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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 Dwn. | MZ Dsgn. | SR Chkd. | 2026.01.28 YYYY.MM.DD

OVERALL SITE PLAN

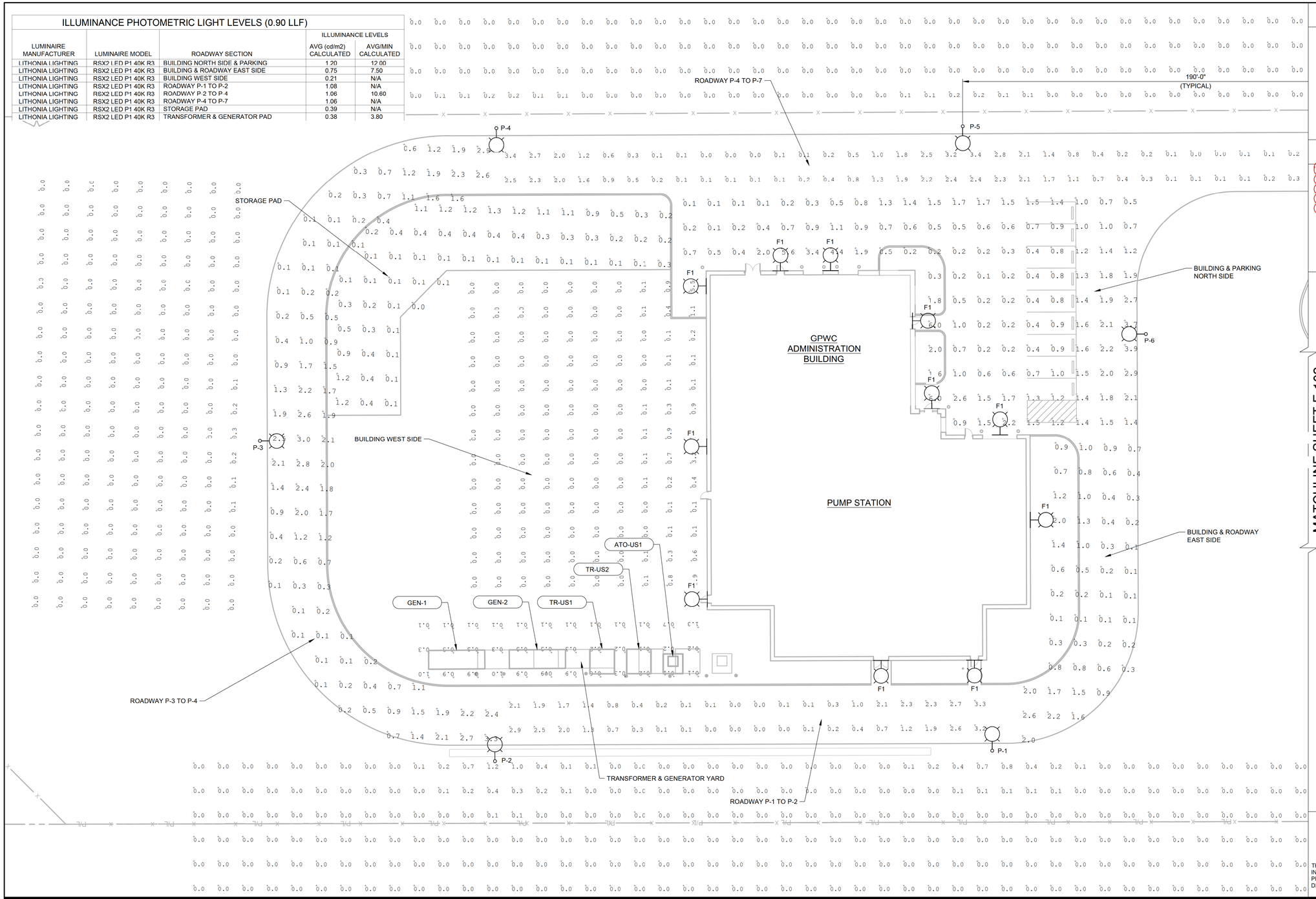
Project No. 173440124 | Scale 1" = 50'
Revision | Sheet of | Drawing No. **CS103**

C:\Jac working\work\microstation\Joliet\Title sht\24_03_cs101 2026.01.28 8:41 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	BUILDING NORTH SIDE & PARKING	1.20	12.00
LITHONIA LIGHTING	RSX2 LED P1 40K R3	BUILDING & ROADWAY EAST SIDE	0.75	7.50
LITHONIA LIGHTING	RSX2 LED P1 40K R3	BUILDING WEST SIDE	0.21	N/A
LITHONIA LIGHTING	RSX2 LED P1 40K R3	ROADWAY P-1 TO P-2	1.08	N/A
LITHONIA LIGHTING	RSX2 LED P1 40K R3	ROADWAY P-2 TO P-4	1.06	10.60
LITHONIA LIGHTING	RSX2 LED P1 40K R3	ROADWAY P-4 TO P-7	1.06	N/A
LITHONIA LIGHTING	RSX2 LED P1 40K R3	STORAGE PAD	0.39	N/A
LITHONIA LIGHTING	RSX2 LED P1 40K R3	TRANSFORMER & GENERATOR PAD	0.38	3.80



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, 20FT MOUNTING HEIGHT, 6-INCH 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

MATCHLINE SHEET E-102

EXHIBIT K

N

0 20 40
SCALE IN FEET

GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET; & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

100% DESIGN NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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.	2026.01.28 YYYY.MM.DD

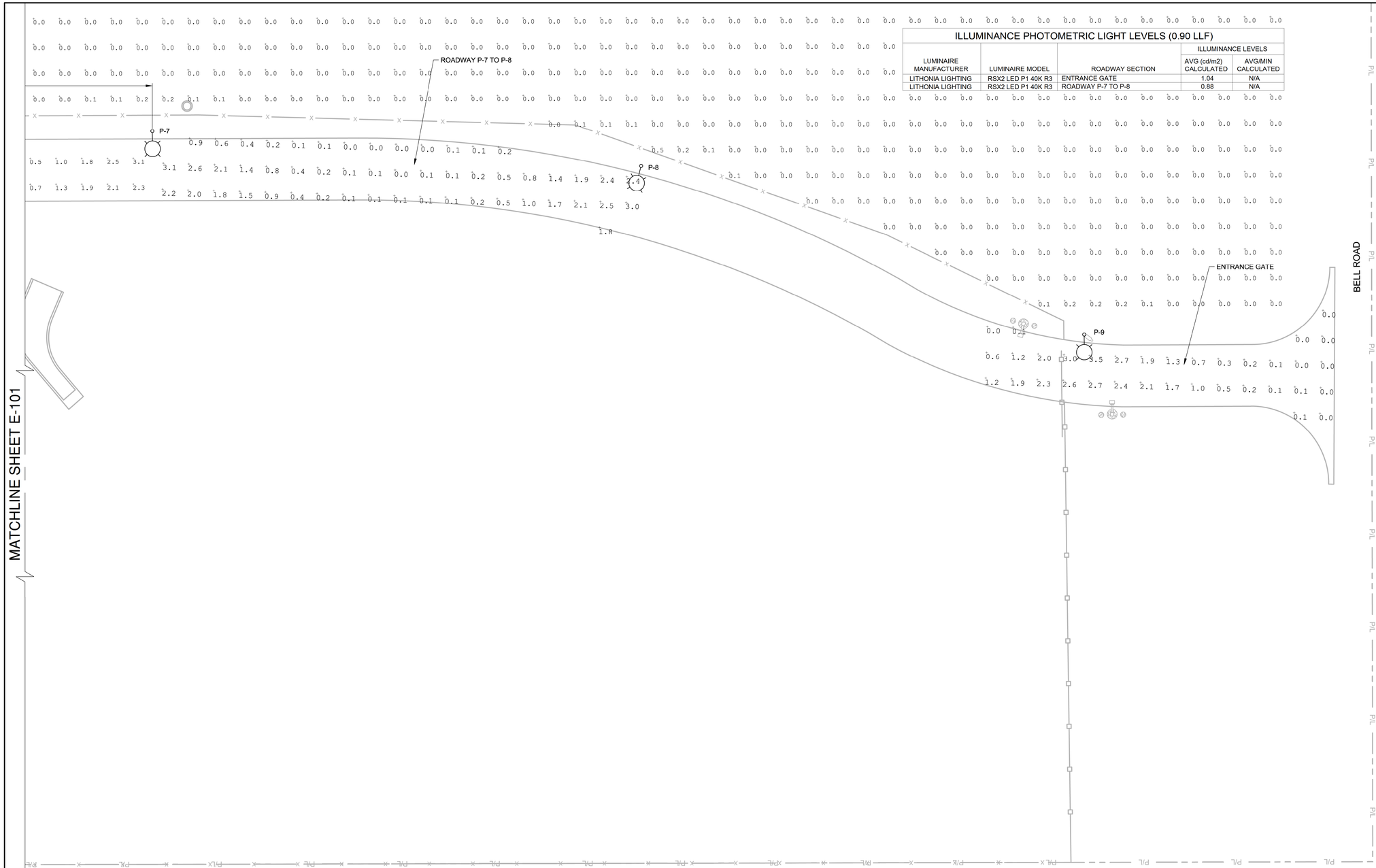
SITE PLAN PHOTOMETRIC EXHIBIT - I

Project No.	Scale
173440124	1" = 20'

Revision | Sheet of | Drawing No. **E-101**

C:\Civil_working\ph.rhobin\ed1\v1\188140124_03_photometric calcs 2026.01.27 7:26:09 PM

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	1.04	N/A
LITHONIA LIGHTING	RSX2 LED P1 40K R3	ROADWAY P-7 TO P-8	0.88	N/A

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, 20FT MOUNTING HEIGHT, 6-INCH 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

EXHIBIT K

N

0 20 40
SCALE IN FEET

GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET; & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

100% DESIGN NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD
	CPT	CPT	AB	2026.01.28

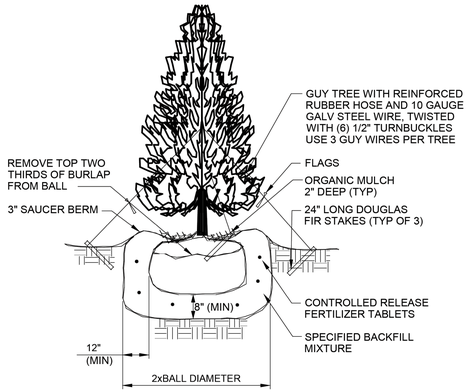
SITE PLAN PHOTOMETRIC EXHIBIT - II

Project No.	Scale
173440124	1" = 20'

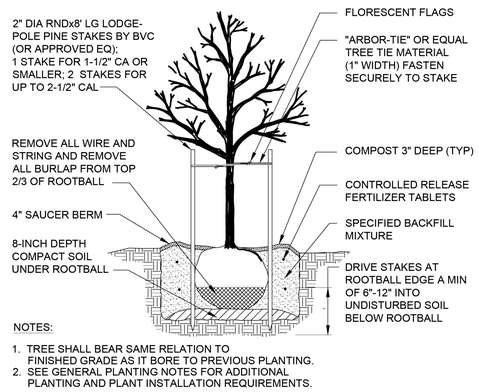
Revision | Sheet of | Drawing No. **E-102**

C:\Civil_working\Graphic data\GIS\187885-AWTA_GIS_data\mxd\exhibits\Photometric calcs 2026.01.27 10:25:29 PM

ORIGINAL SHEET - ANSI D



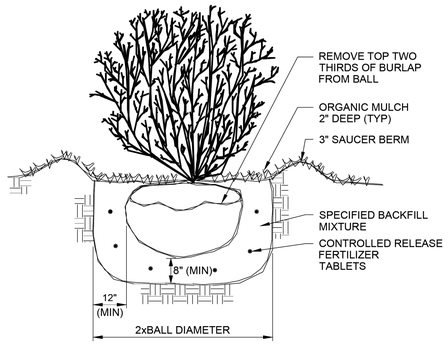
L-101 CONIFER PLANTING
REV 010119



NOTES:

1. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS PLANTING.
2. SEE GENERAL PLANTING NOTES FOR ADDITIONAL PLANTING AND PLANT INSTALLATION REQUIREMENTS.

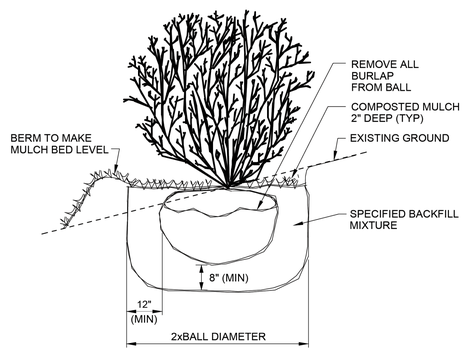
L-107 DECIDUOUS TREE PLANTING DETAIL
REV 010119



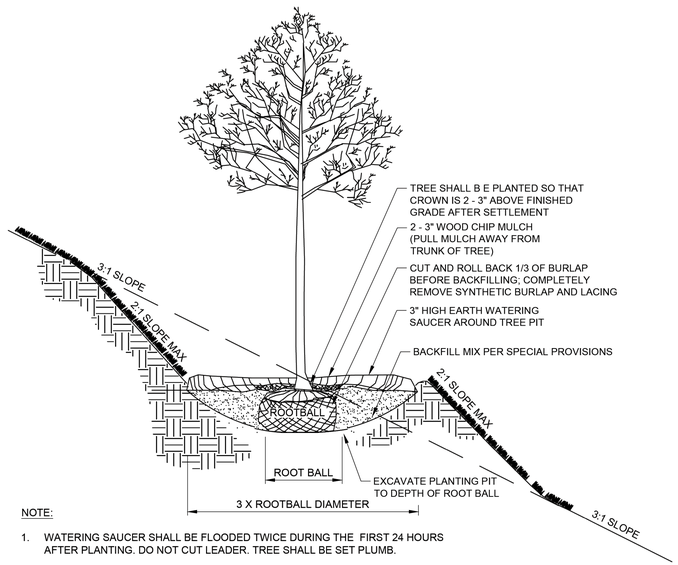
NOTE:

1. SHRUB SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS PLANTING.

L-110 SHRUB PLANTING
REV 010119



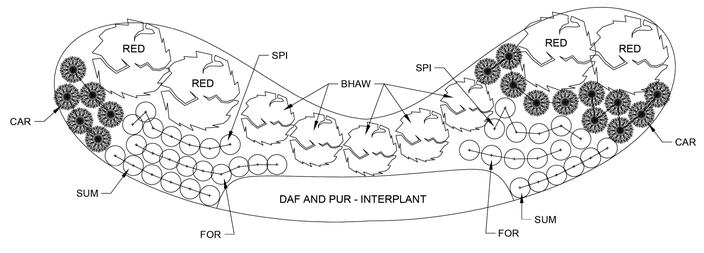
L-111 SHRUB PLANTING ON SLOPE
REV 010119



NOTE:

1. WATERING SAUCER SHALL BE FLOODED TWICE DURING THE FIRST 24 HOURS AFTER PLANTING. DO NOT CUT LEADER. TREE SHALL BE SET PLUMB.

L-901 TREE PLANTING IN A SLOPE
NO SCALE



PLANT LIST - PLANTING BED, NORTHEAST CORNER

NAME - BOTANICAL/COMMON	TYPE	ORIGIN	KEY	QTY
REDBUD/CERCIS CANADENSIS	SM. TREE	NATIVE	RED	4
BLACKHAW VIBURNUM/VIBURNUM PRUNIFOLIUM	LARGE SHRUB	NATIVE	BHAW	5
CAROLINA ALLSPICE/CALYCANTHUS FLORIDUS	MED. SHRUB	NATIVE	CAR	17
FRAGRANT SUMAC/GRO-LOW SUMAC	MED. SHRUB	NATIVE	SUM	12
BIRCHLEAVED SPIREA/SPIREA BETULIFOLIA	SM. SHRUB	NATIVE	SPI	13
FORSYTHIA/FORSYTHIA X-INTERMEDIA (SP.)	SM. SHRUB	NON-NATIVE	FOR	14
PURPLE CONEFLOWER/ECHINACEA PURPUREA	PERENNIAL FLWR.	NATIVE	PUR	200
DAFFODILS/NARCISSUS, SP.	PERENNIAL FLWR.	NON-NATIVE	DAF	200

L-902 PLANTING BED DETAIL
1" = 10'

N

0 10 20
SCALE IN FEET

EXHIBIT L

GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET, & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

PRELIMINARY
90% DESIGN
NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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

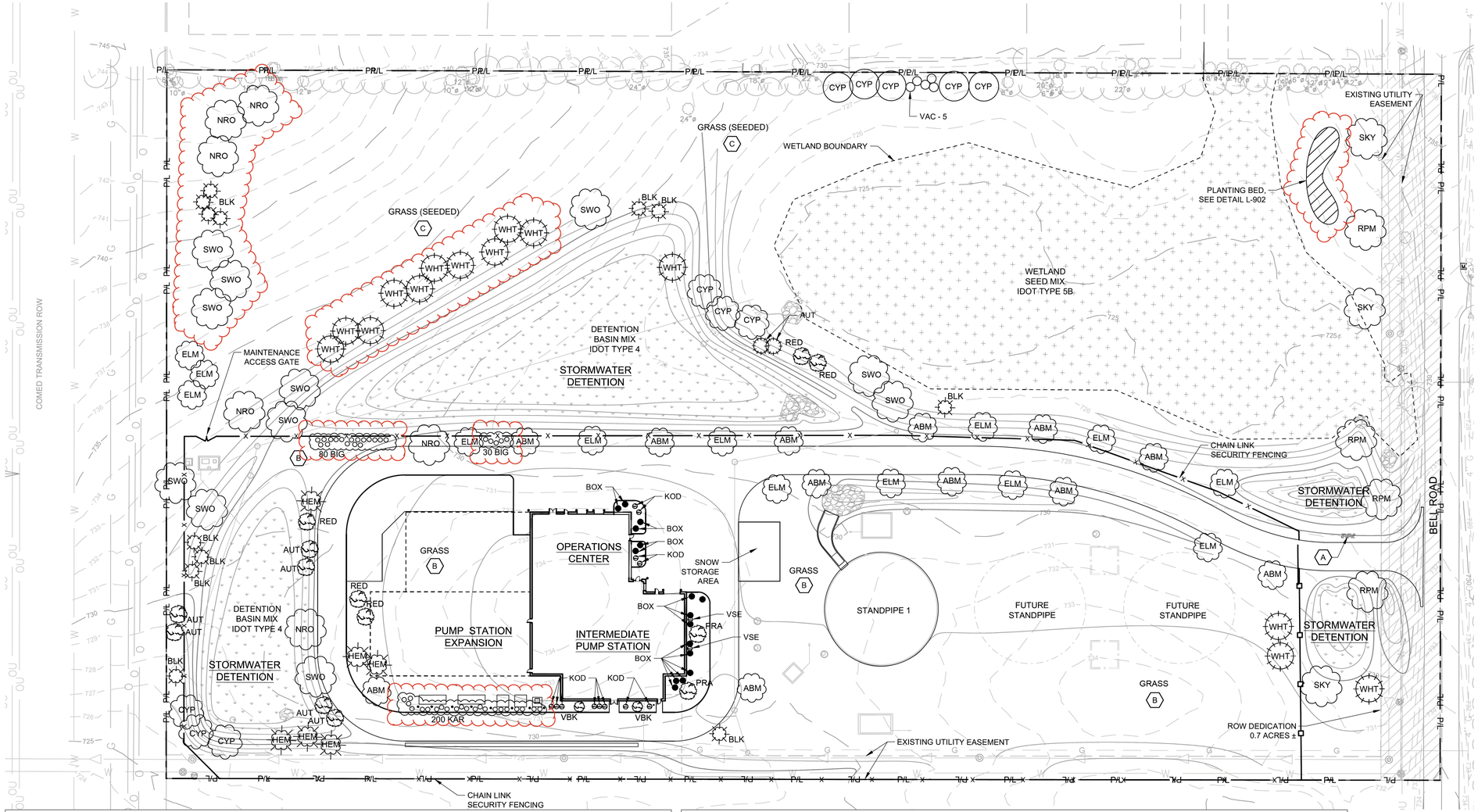
File Name: 40124_03_L-001	MH	MZ	SR	2026.01.28
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

LANDSCAPING STANDARD DETAILS - I

Project No.	Scale
173440124	NO SCALE
Revision Sheet of	Drawing No. L-001

C:\Civil_work\Projects\Joliet\work\D0167\Mxd\40124_03_L001 2026.01.28 11:53:51 AM

ORIGINAL SHEET - ANSI D



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 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	2.5" B&B	TREE	NATIVE	RPM	4
ACER X FREEMANIL 'JEFFERSRED'/AUTUMN BLAZE MAPLE	2.5" B&B	TREE	NATIVE	ABM	13
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	11
QUERCUS RUBRA/NORTHERN RED OAK	2.5" B&B	TREE	NATIVE	NRO	6
TAXODIUM DISTICHUM/BALD CYPRESS	2.5" B&B	TREE	NATIVE	CYP	11
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	9
MALUS 'PRAIRIFIRE'/PRAIRIFIRE CRABAPPLE	2.5" B&B	ORN. TREE	NON-NATIVE ADAPTED	PRA	4
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	7

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	12
PINUS STROBUS / EASTERN WHITE PINE	8' B&B	EVERGR TREE	NATIVE	WHT	14
TSUGA CANADENSIS/EASTERN HEMLOCK	2.5" B&B	EVERGR TREE	NATIVE	HEM	6
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'/FEATJER REED GRASS	1 GAL POT	ORN. GRASS	NON-NATIVE	KAR	200
ANDROPOGAN GERARDII/BIG BLUESTEM	1 GAL. POT	ORN. GRASS	NATIVE	BIG	110
OTHERS NOT SHOWN HERE SEE PLANT BED DETAIL L-902					

EXHIBIT L

N
0 50 100
SCALE IN FEET

STATE OF ILLINOIS
GARY A. JACOBS
157-000169
REGISTERED LANDSCAPE ARCHITECT
expires: 08-30-27

GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET, & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

PRELIMINARY
90% DESIGN
NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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 | Dwn. MH | Dsgn. GJ | Chkd. SR | 2026.01.28 YYYY.MM.DD

LANDSCAPE PLANTING PLAN

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

C:\Civil_working\gjacobs\Documents\pt51971861407\24_03_lp101 2026.01.28 11:04:05 AM

ORIGINAL SHEET - ANSI D

Village of Lemont
Planning and Zoning Commission
Regular Meeting of December 3, 2025

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, December 3, 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 6:30 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, Studebaker
Absent: Zolecki

Consulting Planner Jamie Tate, Village Trustee Ron Stapleton, and Village Attorney Richard Bruen were also present.

C. Approval of Minutes

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to approve the minutes from the November 5, 2025, meeting with no changes. A roll call vote was taken:
Ayes: McGleam, O'Connor, Cunningham, Pawlak, Shumrak, Studebaker
Nays: None
Motion passed

II. CHAIRMAN'S COMMENTS

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

III. PUBLIC HEARINGS

CASE 2025-25 – GRAND PRAIRIE WATER COMMISSION (GPWC) PUMPING AND WATER STORAGE FACILITY

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 2025-25. A roll call vote was taken:
Ayes: McGleam, 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 Grand Prairie Water Commission applied for a special use to allow for a utility use and a Preliminary Plan Unit Development (PUD) permitting the construction of a regional water pumping station on a 15-acre site that is located at 12550 Bell Road. The property is located in the R-1 district. GPWC is implementing its regional plan to receive Lake Michigan water from the city of Chicago and distribute it to its charter members, which include Joliet, Crest Hill, Channahon, Minooka, Romeoville, and Shorewood. Under the Unified Development Ordinance, utility facilities require a special use approval in the R-1 zoning district. The PUD requests accompanies the special use requests, and that is due to the proposed deviations that are required from the UDO to address site design, building height, layout, signage, and other improvements.

The facility is intended to operate 24 hours a day, seven days a week, with a limited number of staff. The preliminary site plan includes a masonry pumping station building, an aboveground standby generator enclosure, a utility yard, underground infrastructure, and associated paved access. They are showing access off of Bell Road with an internal circulation designed to accommodate all the water commission service vehicles. Additional elements include site lighting, ground-mounted mechanical equipment, and perimeter screening.

Mrs. Tate stated the property was annexed into the Village in 2021. That was part of a larger annexation that included Sunhill subdivision and some other homes along Saddle Brook Lane and other properties along McCarthy. Following the annexation, the site maintained the Village's default annexation, which is the R-1 zoning. In 2024, the property was purchased by the Grand Prairie Water Commission for the development of the regional water infrastructure. The location was chosen because it is near the halfway point of the transition main that is between Chicago and its charter member communities.

The future land use in the Comprehensive Plan shows this area as a Contemporary Neighborhood. This district envisions residential neighborhoods characterized by single-family detached homes with some single-family attached and multi-family integrated throughout. Comprehensive Plans usually do not anticipate utility infrastructure such as

this, so the pumping station does not fall within the Future Land Use designation of a Contemporary Neighborhood. It does acknowledge that certain public and regional infrastructure is required, sometimes within a community, to support broader service networks.

Mrs. Tate said the property is planning to maintain the R-1 zoning. It typically has large lots and is on three acres or more. A regional pumping station falls under a special use in all zoning districts. Keeping it zoned R-1 is appropriate since there is no reason to rezone it. The special use process does allow the Village to evaluate potential impacts of surrounding properties, such as visual screening, noise, lighting, access, and long-term operational conditions. The code does have standards for a special use. The Commission can determine whether or not the pumping station satisfies these standards based on materials that the applicant has submitted.

The facility is part of a regional water transmission system, and its placement is driven by a system-wide engineering and hydraulic requirement rather than local land use needs. The hydraulic analysis performed by the applicant determined that the system had to be constructed with a water tank and a pump station facility in the Lemont area. The storage tank and pump facility have to be placed in this area to increase pressure and allow it to travel to its member communities. Since the site is surrounded by single-family detached residents, the Commission can assess whether the design, location, and operation of this facility adequately protect the public health, safety, and welfare, including considerations of noise, lighting, fencing, emergency generator operation, and overall site. They could also consider whether these structures impact the value or enjoyment of any nearby properties and whether the proposed buffering and screening measures are sufficient to mitigate those impacts.

Mrs. Tate stated that the pumping station incorporates a practical utility design focused on operational functionality and long-term durability. It is a one-story masonry structure with a metal roof. There are multiple service doors and mechanical access points. The exterior materials include neutral brick masonry, a gray stone accent band, and doors and windows. They did adjust taking away some metal panels since the Village does not typically see them. Unlike residential structures, there is not much ornamentation or details, and it is purely a functional design. The masking consists of a rectangular building footprint. The access service doors are towards the Sunhill subdivision. The equipment storage area is on a concrete area that is northwest of the corner of the building. They are showing some outdoor storage on that concrete area. There is an outdoor generator and some other mechanical equipment as well.

There is a proposed ornamental fence that is eight feet high along Bell Road, and the rest of the property is proposed to be a coated black vinyl chain link for security. There will be an automated security gate that is set across the access that is set back from Bell Road. It will be far enough for vehicles, so there should be no issues with backups onto the road. The final site design does provide a location for a pump station expansion that is immediately west. In the beginning, they are going to just have the one standpipe that is 130 feet tall. At full build-out, there would be three of those standpipes. There is no curb or delineation landscape island that you typically see in a parking lot design. They stated that the parking lot and access are for staff only, and there will be no visitors. They feel the way parking is shown is adequate. Staff is suggesting putting wheel stops in for the ADA space.

Mrs. Tate said looking at the PUD and deviations, with planning developments, there is some flexibility when requesting relief from certain underlying zoning standards when there is a project that is environmentally sensitive, economically viable, or aesthetically cohesive. It should remain in general compliance with the land use policies, but again, they are able to request some deviations. During the first review, when it came through, it was suggested by staff that they go through for the PUD because of all the requests.

The first deviation is the height for the 130-foot towers. The maximum height in the R-1 district is 37 feet. They are proposing to paint them in a shade of white, off-white, or light blue. The height of the towers has to be due to the hydraulic design of their water system. The second deviation is to allow an outdoor storage transformer and generator yard in the R-1 district. Outdoor storage is not typical of any residential zoned property. This was not caught during the first review. The other deviation is to allow exceptions from the development standards, which is kind of a basic. Next, they want to place a sign or signs on all three water towers. It is showing at 875 square feet for the sign. It sounds huge, but this is a large tower. The other is to allow parking lot lights in excess of 20 feet in a single-family residential district. They are requesting that they be 30 feet in height, which does meet the typical non-residential lighting standards. This is a non-residential development that happens to be on a residentially zoned lot.

Mrs. Tate stated that they are requesting not to have a tree preservation plan. There are no trees on the site, so there are no trees that they would be preserving. As stated previously, a portion of the property would be without curb and gutter. They are requesting not to have curbing on the edges of the drive aisles. It will be concrete, so there is no asphalt, which should help with the crumbling that you can sometimes find when you do not have the edges secured with curbing. There is a request not to construct a sidewalk along Bell Road. They did state that there are utility lines and a drainage culvert, so there is no ability to construct the sidewalk. The Village is requesting a

possible bike path easement along somewhere else on the site, which is under negotiation.

Looking at the consistency of the PUD objectives, the objectives are tailored towards residential. The only one that is addressed is the one about preserving and enhancing natural features on site. They are preserving about 65% of the property with natural grass and wetland plants. The applicant did meet with the Village for a TRC meeting back in 2024. There have been some follow-up meetings. The plan did change a couple of times. The applicant was issued comment letters from planning, engineering, the fire department, and the arborist. The engineering review was preliminary, and there will be more comments once the final plans are complete.

Mrs. Tate said staff did provide some conditions if the Commission should recommend approval. The arborist provided some locations where they felt that the screening could be enhanced for the Sunhill subdivision and along Bell Road. The applicant did come back and state they did not want to do it. They are looking for a more natural approach. Staff feels that, considering the height and all the requests that they are asking for, they should follow the arborist's request. She then read through the remaining conditions in the staff's report. This would conclude staff's presentation.

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

Commissioner Shumrak asked what they meant by natural landscaping.

Mrs. Tate showed the landscape plan on the overhead. She thinks what they meant was embracing the wetlands and what you typically would find with naturalized plantings.

Chairman Studebaker asked why they would not have a tree preservation.

Mrs. Tate said they are not preserving anything. There is supposed to be a buffer on the north side that is going to be maintained, but a lot of it is off-site.

Chairman Studebaker stated that the presentation material that he received showed an example of a totally different look, which was a mini farm-like look.

Mrs. Tate said that was the concept plan review from back in April, 2024. It was a suggestion of a way to blend into the environment in a creative way. The response from the applicant was that they wish to be more blended and they do not want to draw attention to their site.

Commissioner McGleam stated in regard to a couple of statements that the applicant made in their response letter and their letter of October 15th, there was an issue about whether they should have been considered a government entity instead of a utility company.

Mrs. Tate said that it is correct. There was a difference of opinion when it came to the definition of government facility versus utilities. Staff was interpreting that they were utilities, and they should get a special use permit. The applicant felt that they were not and that they were a government facility. They have to come through with a PUD anyway, so it does not change much. From a code standpoint, you would want to have it as a special use because you do not want something that would be impacting neighboring properties to come through without the special use process.

Commissioner McGleam stated the other item in the October 15th, letter to the Village, it says, "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 water work system towards many municipalities, and is not required to obtain local zoning approval." He asked if this was a correct statement.

Mrs. Tate said that is their statement. They need to come through the process to obtain entitlement, as they are here today to do.

Commissioner O'Connor stated he would agree with the questioning of that. They purchased the property. They are claiming to have the right to put this in there, and the local zoning does not effect on that. He did a little research, and there is a Water Commission Act of 1985, and he found nothing in there that allows them to just ignore local zoning. Lemont would like to be a good citizen in this process, but they would also like the water commission to be a good citizen as well. He asked if the LaSalle factors do not come into play because it is not a rezoning.

Mrs. Tate said that it is correct.

Commissioner O'Connor stated there is some local burden, whether it is the visibility of the 130-foot stand pipes or the noise from the pumps. It seems like Lemont is not getting much out of this deal.

Richard Bruen, Village Attorney said he is not aware of anything that would hold that the zoning code does not apply to them. Right now, the Commission is considering whether

to give them a special use under the terms that they are presenting. He does not have an opinion as to whether they have to come before the Commission.

Commissioner O'Connor stated that as a member of the Commission, he certainly has an opinion on that.

Commissioner Cunningham asked what public convenience is there at that location, which is one of the standards for a special use.

Chairman Studebaker asked if they are a member in this community.

Mrs. Tate stated no, not at this time.

Commissioner Pawlak asked if there was any binding agreement to have an easement for the bike path as part of the condition for approval. He asked if there has been a location that has been determined.

Mrs. Tate said there is not at this point.

Trustee Stapleton asked if the brown area that was shown in the presentation was what was going to be naturalized.

Mrs. Tate stated that it is the wetland area.

Chairman Studebaker asked if an alternative location has been discussed during the preplanning.

Mrs. Tate said it was stated in their application that they had to find a space that was in the Lemont area between those certain streets, and this was the space that they found.

Chairman Studebaker asked if they purchased the property already.

Mrs. Tate stated that they had purchased the property.

Commissioner Shumrak asked if they are paying property taxes on it now.

Mrs. Tate said she is not sure.

Trustee Stapleton asked if there was an easement along the side of that property for water.

Mrs. Tate stated there is an easement that is recorded on the property.

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

Applicant Presentation

Barbara Adams said she is the attorney for the alternative water source program of the GPWC Commission. Early in the regional water conversation, Lemont was part of those conversations, and they will bring the Commission up to date on what has happened since then. She then introduced her team, who were present with her. She will first have Allison Swisher come up and speak first about the Commission.

Allison Swisher, Director of Public Utilities for the City of Joliet, stated she is here tonight as the program director for the Grand Prairie Water Commission. Joliet and the Grand Prairie Water Commission have an agreement by which Joliet is in charge of implementing the program and is responsible for its completion. Many people find it surprising that in an area that is pretty water-abundant, they are running out of water. In Joliet, they received the news in 2018 that their current water source, which is the deep aquifer, would not be able to meet their maximum daily demands by 2030. Water quantity issues with the deep aquifer and water quality issues with the shallow aquifer are not problems that are only facing Joliet. Many other communities and industries in this area are facing this issue as well. They saw this as an opportunity from the very beginning to be a regional solution.

From day one, they reached out to neighboring communities, including Lemont, about working together on an alternative water source. This was a very comprehensive effort involving all of the communities. Even in 2019, a group of communities and industries, including Lemont, formed the Southwest Water Planning Group and retained the Illinois State Water Survey to complete an in-depth study of the deep and shallow aquifers in the region. Those efforts supported the need for an alternative water source for the region. Joliet began a multi-phase alternative water source study to evaluate all possible water sources that could meet both the water quality and water quantity needs of the region. After two and a half years of studying, the Joliet City Council elected to purchase treated water from the city of Chicago as being the most sustainable option for the community for the next 100 years.

Ms. Swisher said Joliet began working with other communities on State legislation to allow for the formation of a water commission. With overwhelming support, the

Regional Water Commissions Act was passed in 2021. The Grand Prairie Water Commission was formed in June 2024. The GPWC will serve over 250,000 people in six member communities. The commission will purchase the water from the city of Chicago and sell it to these six members, who will then distribute the water to their customers. Touching on the powers of a regional body, the State statute governing the commission, which is the Regional Water Commissions Act, provides for certain powers to implement the construction of the commission's water system. These powers regarding the use of highways are granted to our commission and are modeled after the powers of other water commissions in the State. There is a longstanding case law establishing that when a regional body is providing a regional service and serving a regional purpose, it is not subject to regulation by a single municipality. Even though this is a case law, they are here today going through the process because they do want to be a good neighbor. They do want to take into consideration the impacts of this project on Lemont. They understand that this is not a desirable project for any community, and they do not take it lightly.

The improvements include 16 to 66-inch transmission mains, three pumping stations, storage facilities, and water delivery structures over 60 miles that span through four counties. They understand that this project is a significant burden on many communities. The majority of the transmission main is located in the County and State right-of-way pursuant to the commission statute. The construction will occur via 27 contracts that are phased over the next five years, with delivery of water on track for 2030. The program's budget is 1.446 billion. They evaluate this budget annually, and notably, this budget has not increased since it was first developed in 2023. Program funding comes from multiple revenue streams, including State and Federal low-interest loan programs, and is based on a thorough financial plan.

Ms. Swisher stated they have a water supply contract with Chicago. They received recognition from the IEPA as a public water supply. All of the members have Michigan allocations required by IDNR. They have acquired all the land for major facilities. They have completed the preliminary design for all construction contracts. Last month, they closed on a $50 million sale of revenue bonds, and tomorrow night, they will be awarding their second and third construction contracts, which combined have come in $30 million below budget. The first construction contract broke ground earlier this year. In 2026, they will be advertising and awarding 13 construction contracts valued at more than $650 million. They will have completed final engineering design for over 90% of the improvements and will be closing on a WIFIA loan, which will provide 49% of the program funding. Many people thought this project would never happen, but they are very much on their way and have taken major steps to make sure that they are successful.

The question is, why the pumping station and storage facility has to be located in Lemont. The hydraulic analysis that was conducted by the program team identified a 2.75-mile corridor where water pressures would be below the required minimum pressure, thus necessitating the pumping. Viable sites along this corridor are limited due to the extent of the forest preserve holdings, planned developments, and existing wetlands. Upon review of the properties along that 2.75-mile corridor, this site was identified as meeting the technical requirements and also having a willing seller. The commission does have eminent domain authority, but that process takes time, so having a willing seller was very important.

Ms. Swisher said representatives of GPWC, including herself, met with the Village as early as 2022 to discuss the commission's plans for purchasing and developing the site. At that time, they did discuss potential benefits for the Village.

Chairman Studebaker asked if they could elaborate on the benefits.

Ms. Swisher stated that some of the earlier versions of this had a portion of the land being transferred to the Village. They also had preliminary plans to allow for the Village to become a customer of the commission on the terms of a member.

Chairman Studebaker asked where this stands now. He asked if the Village needs to get water, if they will be able to, and if it is in a contract form.

Ms. Swisher said that over a two-year process, they attempted to negotiate those terms, and the water commission members were all willing to allow for that, but there were other considerations by the Village that ultimately led to that not being executed.

Chairman Studebaker asked if they could get water through them if the Village's aquifers go bad for some reason.

Ms. Swisher stated they are more than willing to take that back to their Board, but they believe that request would need to be something initiated by Lemont. They have previously had that as an offer on the table, and it was not accepted.

Mrs. Tate said there are currently separate agreements and discussions that will go in with this PUD request that is outside of the Plan Commission.

Ms. Swisher stated as mentioned, they met with the Village staff in 2024 and discussed the PUD process. Multiple meetings were held, and they had a neighborhood meeting in August of 2024. A presentation was made to the Village Board in September of 2024

about the commission's planned use of the site. They ultimately submitted a final application in October, which included responses to all of the April 1st staff review comments. The schedule is very important to the commission due to its 2030 deadline. It is very important to her as a Joliet representative regarding the very real science that shows they will not be able to meet their demands by 2030, which is only five years from now. This project, which is scheduled to start construction in the fourth quarter of 2026, is critical to the overall success and implementation of the program. She will now have Matt Zick come up to answer a lot of the technical questions that were asked.

Matt Zick said they plan on having 11 full-time employees spread across three shifts. The pump station expansion is planned for the west side, out the back. The standpipe is in the front with potential future standpipes as well. The original plan was to use the west half of the site and leave the east half closer to Bell Road natural. That put the facilities closer to the neighbors. After some meetings and discussions, they rearranged things. Two-thirds of the property is planned to be open space, which is sort of consistent with the nature of the area. The wetland area has been farmed, but it sits in a bowl in this location, so all the water tends to drain to that area. It still met the qualifications for a wetland, so they have to honor that in their development. The rest of the space is planned to be mowed and maintained. There are trees along the north side and along the ComEd right away. Those are existing trees, and they are not on their property. There is a setback along Bell Road so that trucks can pull off the road without interrupting traffic.

This will be a 24/7 operation, and everything is inside the buildings. There is no exterior work going on. It is very minimal noise outside the pump station, and the neighbors will not hear the pumps running. Site lighting will be as minimal as possible to not interfere with the neighbors. The grading plan shows the contours and the detention basins. One of MWRD's requirements is that any water that drains to a wetland, has to continue to drain to a wetland. As far as landscaping, the trees along Bell Road are part of the development ordinance that they are providing. They will have foundation landscaping around the building and a lot of screening on the west and north side where the neighbors are located. There is one lot in that neighborhood that does not have trees along its back property line. They are willing to put trees in there to help screen.

Mr. Zick stated that the site photometric shows that lighting levels are met at the property lines. Having lower poles would just result in more lights spread around there to get the lighting levels that are needed.

Chairman Studebaker asked if he would be answering questions on how the pipeline would be constructed.

Mr. Zick said the pipeline runs down Bell Road. The pipeline comes in and can either feed the storage tank, which the pump station then pumps out of the tank. The tank can be bypassed for cleaning or taking it offline. The pipeline goes directly into the suction side of the pump station and out the discharge side. They can bypass the station, or they can bypass the tank. The yard piping and the valves let them route water through there however, it is needed for efficiency.

Chairman Studebaker asked how big the pipe is.

Mr. Zick stated it is 66 inches. The pipe is buried on top of gravel bedding.

Commissioner McGleam asked if they would need to purchase private property to install the main.

Theresa O'Grady said easements will be required along Bell Road, and they are in pursuit of those easements. The transmission main would be located along the west side, which does not have a dedicated right-of-way.

Commissioner McGleam asked if the existing road right-of-way was not big enough for the main.

Ms. O'Grady stated that the existing property owners on the west side of Bell Road own property to the center line. They would be staying within the width of what would be considered a future right-of-way.

Commissioner McGleam said that it is a big excavation for a 66-inch pipe.

Ms. O'Grady stated it is about 11 to 12 feet.

Commissioner McGleam said the issue came up with whether Lemont could be serviced from this at a later date. He asked if it was feasible from an engineering standpoint.

Ms. O'Grady stated yes.

Commissioner Pawlak asked why the lighting was at 30 feet instead of 20 feet.

Mr. Zick said the 30 feet is a standard commercial mounting height. If you have shorter poles, then you would have to have more of them.

Ms. Adams stated in regard to the tree survey, this has been a farm for many, many years. As it was mentioned, most of the trees that are on the perimeter are not their trees. The reason they could not put a sidewalk easily along Bell Road is that there are overhead electric lines that run along the frontage, and there is a drainage ditch that flows into the wetland. Also, you do not want to be too close to the road. What they talked about as an alternative is on the west side, pulling their fence in for a possible bike path in the future.

Chairman Studebaker said he would think that would be part of their project before it is completed, that they would put in a sidewalk, not that they would provide a provision for them to put it in.

Ms. Adams stated they have not gotten to that level of detail, but they can continue talking. They were told that it might be an attractive alternative to provide a corridor to get people down from the north. They are happy to continue the conversation with the Village Board about that.

Commissioner McGleam asked if they are going south on Bell Road, and then will they be going west on 131st.

Ms. O'Grady said yes.

Commissioner McGleam asked if that would be on the south side of 131st.

Ms. O'Grady stated that it is the north, and then they do crossover to the south.

Commissioner McGleam asked if they are not going under the roadway.

Ms. O'Grady said they are trying to stay out of the roadway as much as possible. There are times when they have to cross the roadway.

Commissioner O'Connor asked if there are projections as to when the second and third standpipes might be needed.

Ms. O'Grady stated that the site plan and the facilities are designed for 2050 maximum daily demand. They do not anticipate any expansion of either the storage tank or the pumping station or facilities until after or beyond 2050. Because of the hydraulics of the site, they do think that additional storage will be required in order to have that operational capacity for turning on and off pumps if there is maintenance that is required.

Commissioner O'Connor asked if the existing building would need to be expanded at some point beyond 2050.

Ms. O'Grady said that on the site plan is the pump station expansion. That is what is anticipated for the build-out condition, and that would be beyond 2050. The current population is 250,000. She is not sure what that number will be in 2030. They have gone through the population projections and applied the demand, as far as usage per person, to those projections. This facility is designed for the 2050 maximum day demand for the six communities.

Chairman Studebaker asked what the metrics are as far as the cost of this.

Ms. Swisher stated that it is being paid by the member communities. Everyone has done a rate study with the projections, and is going to raise their water and sewer rates. In Joliet, they expect the water bill to be beyond $100 a month when they implement the program. They are heavily leveraging the Federal and State low-interest loans. A Federal program called WIFIA will fund 49% of the program, and they have very favorable repayment terms where you do not start making repayment until the project is completed, and then you have a 30-year repayment window. Those make it very favorable to extend that debt over many years so that the initial impact can be minimized.

Commissioner O'Connor asked if there are other communities that in theory could come on before 2050 that would move up that need for a second standpipe before 2050.

Ms. Swisher said no. The Board of Commissioners for the commission, which is made up of the Mayor of each community, made the decision early on that the system would not be oversized for future members. There is no capacity available for other future customers or members.

Chairman Studebaker asked what about Lemont.

Ms. Swisher stated that the only way they could do that is by changing some of the pumps to facilitate that. There is minor excess capacity that could meet the demands of Lemont, which was evaluated as part of their earlier negotiations with the Village.

Chairman Studebaker asked if all the people who are on wells have been factored into the metric system.

Ms. Swisher said each community planned for potential requests for unincorporated areas on a well. In Joliet, they have unincorporated areas that have failing wells. They

incorporated some of those areas into its build-out so that they would have the potential to provide water to those areas. Each community has estimated their build-out and its 2050 demands. If one community has overestimated or multiple communities have overestimated, there could be a capacity that could be allotted to a future member or customer if that community agrees to allocate that to someone else.

Chairman Studebaker asked if something happened to their well, they would have to get permission from the six other communities.

Ms. Swisher stated yes, and it would have to be unanimous.

Chairman Studebaker asked if all six members are prepared to offer for Lemont to join if needed.

Ms. Swisher said they were two years ago. They were looking for assurances from the Village at that point when they were finalizing their water supply agreement and governance documents. They were not able to come to that successful negotiation with the Village.

Commissioner Pawlak asked if she could summarize what the difficulty was.

Ms. Swisher stated she would recommend they talk with the Village Board.

Chairman Studebaker asked if there were other requests made by the Village that are still in limbo.

Ms. Swisher said they feel that they have responded to and made provisions for the majority of those requests. The other requests have not been deemed to be reasonable to some of their members.

Ms. Adams stated she will finish up with her presentation. The tank height issue is going to be an issue anywhere because every tank is different.

Mrs. Tate asked what they plan on storing in the outdoor storage.

Mr. Zick said this is the only ground that the commission owns for 15 miles in either direction. The original plan was to keep some pipe, valves, and actuators out there in case there is a break. They do not anticipate filling that area up, but it is the only facility that the commission has to maintain 30 miles of pipeline.

Commissioner O'Connor asked if there is going to be heavy equipment, backhoes, or trailers.

Ms. Swisher stated the commission will not have the means to complete a repair on the water main. They will not own heavy equipment like that. There will be emergency contract agreements with companies that specialize in that type of work. The commission operators are doing things like operating the pumps, doing the Julie Locates, and doing that kind of work. This is their one single pipeline providing water, so they need to be prepared if a break does happen. Having 66-inch pipe is not something that a manufacturer has on the shelf, so they need to be prepared for an emergency.

Mrs. Tate stated that outdoor storage is typically fully screened.

Ms. Swisher said they have no objection to doing that.

Ms. Adams stated the sign on the standpipe will be limited to commission signage. The light standards have been addressed, and there will not be spillage onto other properties. As far as the tree plan, there are no trees. The trees that are there are not their trees. They are happy to work with staff and the engineers on the curb and gutters. For the sidewalk and bike path, they would like to swap something in the front for an area on the west end that would facilitate a future longer bike path or walkway for the Village. They feel they have complied with the Village's special use standards. The facility that they are providing at this location is necessary to provide a water service to the public. This is a place that is available that they could acquire that works.

They believe the public health, safety, and welfare are protected by the way this has been placed and designed. They worked through a couple of iterations of plans. This design pulls the facilities to the south and minimizes the impact on the neighbors. They are enhancing the wetland areas and providing green space. They have placed the front entry gate so that people will be safe coming and going off Bell Road. They are fencing the area of the facilities so that it is protected and safe from unauthorized access and use. They believe there is no substantial injury to the value of other neighborhood properties. Outdoor lighting will only be on overnight and is only necessary for security. There will be a lot of planting work done to preserve the natural plantings of wetlands. This is a very low intensity use with a small number of employees. It would be a lot less demand on traffic compared to if it were built out with single-family homes.

Ms. Adams said she believes they have complied with the standards for the special use and PUD. They are creating a more desirable living environment with the green space and natural area that is being provided. The water runoff will be handled. It has all been

designed to minimize any impact on the neighbors because the functionality of the water runoff will be the same. They have been creative in the design and are taking advantage of the higher western elevations and the lower southern elevations. They are facilitating public water supply delivery in a cost-effective manner, and they are being energy-conscious.

Chairman Studebaker asked if there was any consideration given to the farm concept.

Ms. Adams stated they did look at it, and they did put something in their narrative about it. The concern is that if you look at the area, it is going to become a heavily residential area. Having a farm would attract a lot of attention.

Chairman Studebaker said he felt it was beautiful. He asked if there would be any reconsideration of that.

Ms. Adams stated they did consider it. They feel the concern is that they do not want to attract more attention to this facility.

Mrs. Tate said she feels that the building was already designed when they came through. The suggestions, as they stated clearly in their letter, this is what they have, and there has not been much flexibility.

Ms. Swisher stated they are willing to work with staff, but they definitely have opinions on the aesthetics for security reasons. They do not want to be a landmark. If this is the deal-breaking decision, then it is something that they can go back and consider. Given everything that they have gone through to get to this point, it is something that has not been voiced as a very strong request from all the other parties they have been speaking with.

Trustee Stapleton asked which side of McCarthy Road the pipe would be on.

Ms. O'Grady said she thinks it is the south side, but she does not have the drawings in front of her.

Trustee Stapleton stated the south side is all forest preserve, where the north side is private.

Ms. Swisher said Palos Park is also running a water main on the north side. They have coordinated with them, and they moved their pipeline so that they could still have space in the right-of-way.

Chairman Studebaker asked if they had talked with the forest preserve about putting any of this with them or leasing land from them.

Ms. Swisher stated that forest preserves do not sell land. They will entertain license agreements, but they are not as favorable as owning the land.

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 would like to speak in regard to this public hearing.

Public Comment

Jim Bloom said he lives in the Sunhill subdivision. He asked if anyone knew if Bell Road was going to be fully widened all the way north of 123rd Street, which might impact the area that they are working with right now. His concern would be the impact on that project and this project in the area. As far as a bike path or sidewalks on the east side of the property next to Bell Road, he feels it would not be safe because cars are going 45 to 50 mph on that road. Due to the drainage in that area, he thinks it would be better used in the ComEd area. This is what they have done with the bike path up on 151st Street, just west of Bell Road. He would rather see them spend more money on doubling the number of trees in their development to shield it from their neighbors.

Andy Waclaw stated he is a resident of Sunhill subdivision. He feels this development does not belong here. This industrial building does not belong in a residential neighborhood. This is why they have zoning. He asked what keeps them from buying additional property and making it bigger. Just like the attorney mentioned, this could be single-family homes, which would generate a lot of revenue for the Village. By having this there, everybody benefits from the commission, except for Lemont. This is a residential area, and if they need to build something like this, then they should do it by the train tracks, where all the commercial trucking companies are. He pays a lot in property taxes every year, and he is going to be staring at three huge tanks and listening to noise. They could have gone a couple of hundred yards south and not bothered anybody there. He does not understand why they have to have three huge tanks. That is not something you can block with a couple of trees. He asked how this would affect his property value and the houses around this area. He feels Lemont would be losing in this situation, and there is no benefit. Lemont does not need the water, and it does not sound like they want to work with the Village anyway. Again, he feels this does not belong here.

Ms. Swisher said they have had conversations with the Cook County DOT, which has jurisdiction of Bell Road, and they are very aware of where they are putting in the pipeline, and they have not mentioned any plans for widening. They can definitely follow up.

Mr. Waclaw asked what happens to their water quality when they start digging, since all of their properties are on wells. Also, what do they do if their water quality changes or if their wells dry up if they dig deep enough.

Ms. Swisher stated the depth for digging is about four to six feet for the transmission main. On the site, there will be minimal excavation of about 20 feet deep. Their wells are at a hundred-plus feet deep and will not be impacted by their excavation. The facility being constructed is over a hundred feet away from any of the residences.

Commissioner Cunningham said the big standpipes are there to provide the pressure. He asked what other technologies are available if standpipes were not used.

Mr. Zick stated there is pressure, and there is volume, and it helps with both of those things, and there is no substitute for volume.

Ms. O'Grady said the important thing to consider is the ground elevation from Chicago to this location and then down to the member communities. This is a high spot, and it establishes what is called the hydraulic grade line. They need a standpipe at this location in order to establish that, and it could not be accomplished in any other way. Even if they had a standpipe in Chicago, it would not provide the system hydraulics required at the high point to maintain that system hydraulic grade line. One of the things that happen in the system is that as you go from low points to high points, as you are pumping, you can have surge pressures. Having a standpipe at this location allows that surge to be dissipated. For the system design and what they are talking about, they need the standpipe here, and they need it at that 130-foot elevation to establish that system hydraulic grade line.

Commissioner Cunningham stated that it is not the only possible technology out there. He asked if it would work if there were multiple smaller pumping stations along that route.

Ms. O'Grady said this is the only way to do this. If anything were to happen to the system, they would lose pressure without having an elevated storage at the high point.

Mr. Zick stated the ultimate build-out does include other pump stations.

Ms. O'Grady said it does, but this is still the high point in the system. As part of the commission's agreement with the City of Chicago, each of the member communities has to construct storage in their system. They need to have twice the average daily demand in storage in its system for outages and maintenance. This storage at this facility is not meant to be a big reserve in the case that the pipe needs to be out of service. It is to provide the operational range of coming from Chicago and then going out to this facility and to the member communities. They do not get credit for it in the agreement with Chicago.

Bob Watson stated that at all the meetings, it was suggested that they build it down at Bell Road and 131st Street. There is property down there and no houses. He suspects that they bought this property because it was cheap due to the flood plain. He does not understand why they would not take it down there if they are running the pipe down 131st Street.

Commissioner Pawlak said he did all the elevations of the six towns, and it looks like Romeoville has a similar elevation. He is trying to understand why the six beneficiaries of this water pipe do not have this structure built in their town.

Ms. O'Grady stated that as you pump water through a pipe, there is head loss that happens, or loss of pressure that occurs from pumping the water from Chicago to member communities. If the pipe is sized too large, you have issues with velocity and water age. In order to maintain a minimum velocity for the range of flows anticipated, they completed the hydraulic analysis. It identified 2050 maximum day demand, which is what the system is sized for about 55 MGD you need to have a location where you establish the hydraulic grade line and pump out of there, continuing to the downstream charter members in this 2.7-mile stretch. There is another set of locations that require them to add additional pump stations and storage tanks, even in between here and Chicago, in the future for the build-out demand. As well as between here and where their next storage facility is currently proposed in the Shorewood area. This was the stretch that was identified based on the hydraulic analysis. They needed to have a site that was at least five acres. They looked at where existing development was and where the forest preserve was located. There is a radio tower that interferes with the construction of storage tanks. They were restricted from being within a certain distance of that radio tower in order to be able to construct a water storage facility. Once they got through all these locations, it minimized where they could put this.

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 the public hearing.

Commissioner McGleam made a motion, seconded by Commissioner Shumrak to close the public hearing for Case 2025-25. A roll call vote was taken:
Ayes: McGleam, Shumrak, Cunningham, O'Connor, Pawlak, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

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

Plan Commission Recommendation

Commissioner O'Connor made a motion, seconded by Commissioner McGleam to recommend to the Mayor and Board of Trustees approval of Case 2025-25 – Grand Prairie Water Commission (GPW) special use and PUD with staff's conditions listed on page 12 of staff's report dated December 3, 2025. A roll call vote was taken:
Ayes: McGleam, Shumrak
Nays: O'Connor, Cunningham, Pawlak, Studebaker
Motion denied

Commissioner Cunningham made a motion, seconded by Commissioner O'Connor to authorize the Chairman to approve the Findings of Fact for Case 2025-25 as prepared by staff. A roll call vote was taken:
Ayes: Cunningham, O'Connor, McGleam, Pawlak, Shumrak, Studebaker
Nays: None
Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

Commissioner McGleam asked when the site work was going to be completed on the new water tower.

Mrs. Tate said she will have to find out.

Chairman Studebaker stated that when the Jewel was approved, it had stone work on the building, and that has since been taken away.

Trustee Stapleton said it is still there, but they painted over it when it got dirty.

Chairman Studebaker stated he wants to make sure that their special recommendations do not get removed later on.

Mrs. Tate said she can go back and look at the approvals.

VI. AUDIENCE PARTICIPATION

None

VII. ADJOURNMENT

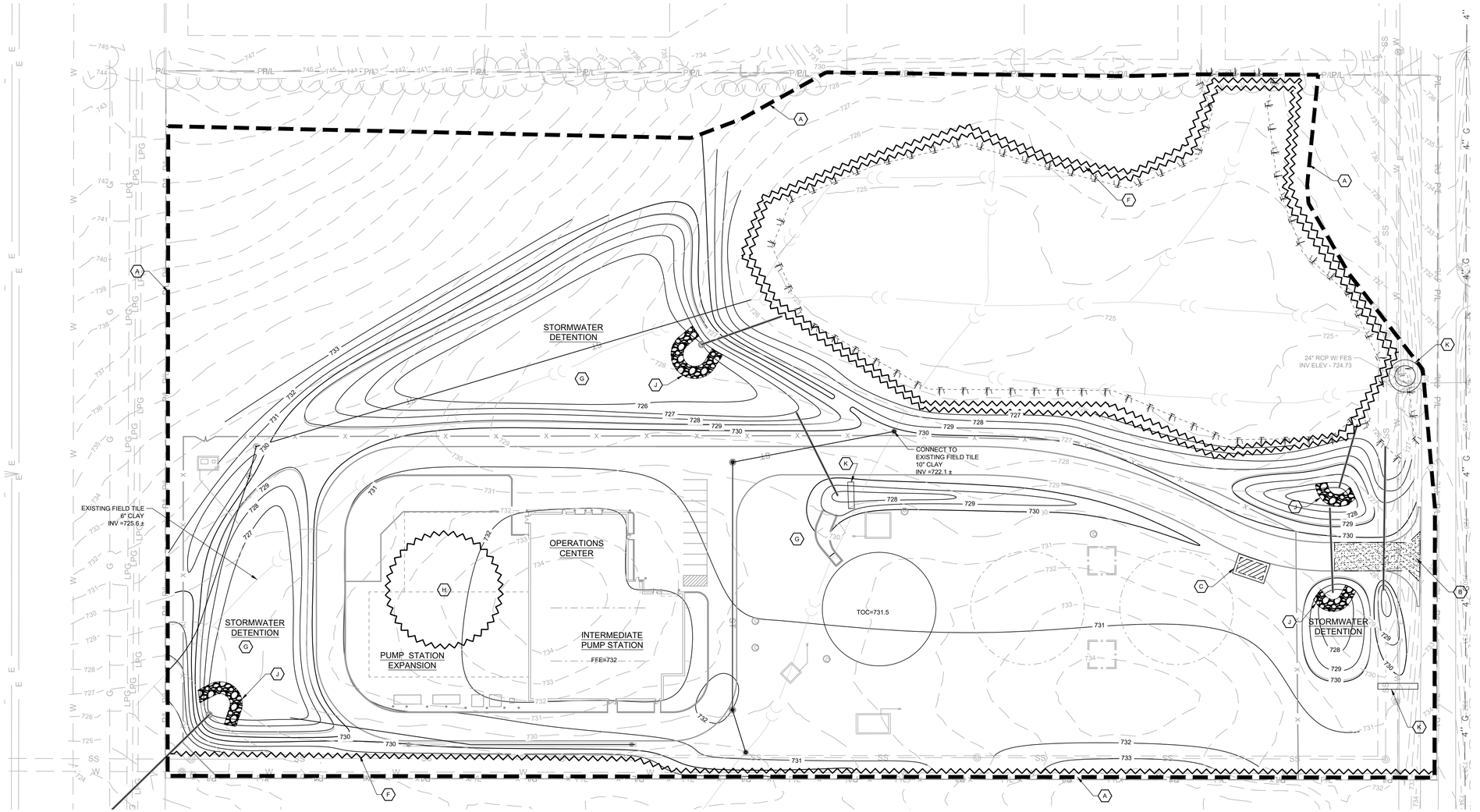
Chairman Studebaker called for a motion to adjourn the meeting.

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

EXHIBIT J
ENGINEERING PLANS

- Grading and Drainage Plan, Sheet CG101, prepared by Crawford, Murphy & Tilly, dated October 15, 2025
- Erosion Control Plan, Sheet CS104, prepared by Crawford, Murphy & Tilly, dated October 15, 2025
- Bell Road Cross-Section, prepared by Crawford, Murphy & Tilly, dated July 15, 2025



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

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET, & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

PRELIMINARY
90% DESIGN
NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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

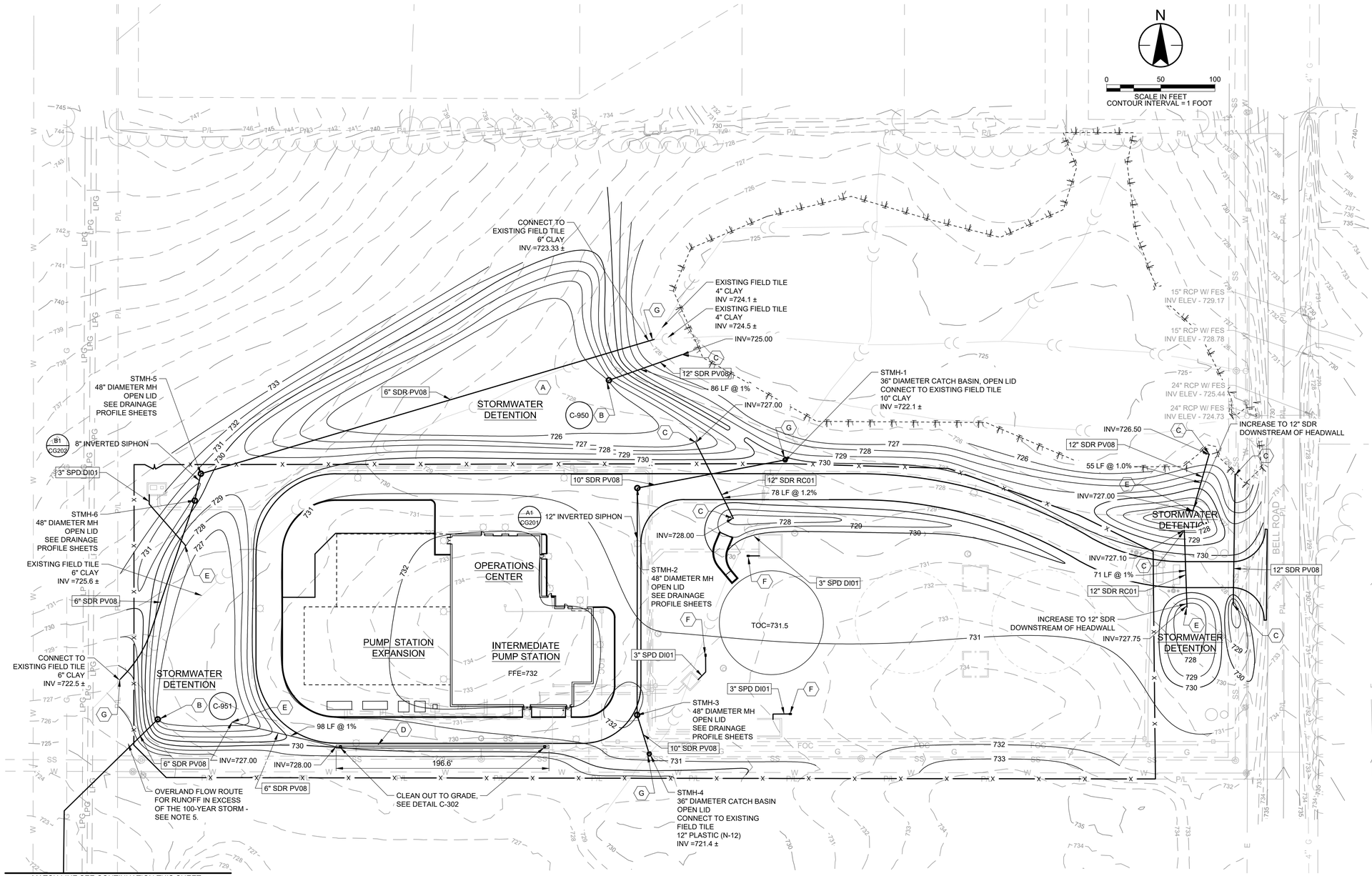
EROSION CONTROL PLAN

Project No.	Scale
173440124	1" = 40'

Revision	Sheet	Drawing No.
	XX of	CS104

C:\Users\mzolz\AppData\Local\Temp\acpublish_6516\40124_03_CS104.dwg 2025.10.15 9:02:45 AM

ORIGINAL SHEET - ANSI D



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

GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET, & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

PRELIMINARY
90% DESIGN
NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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

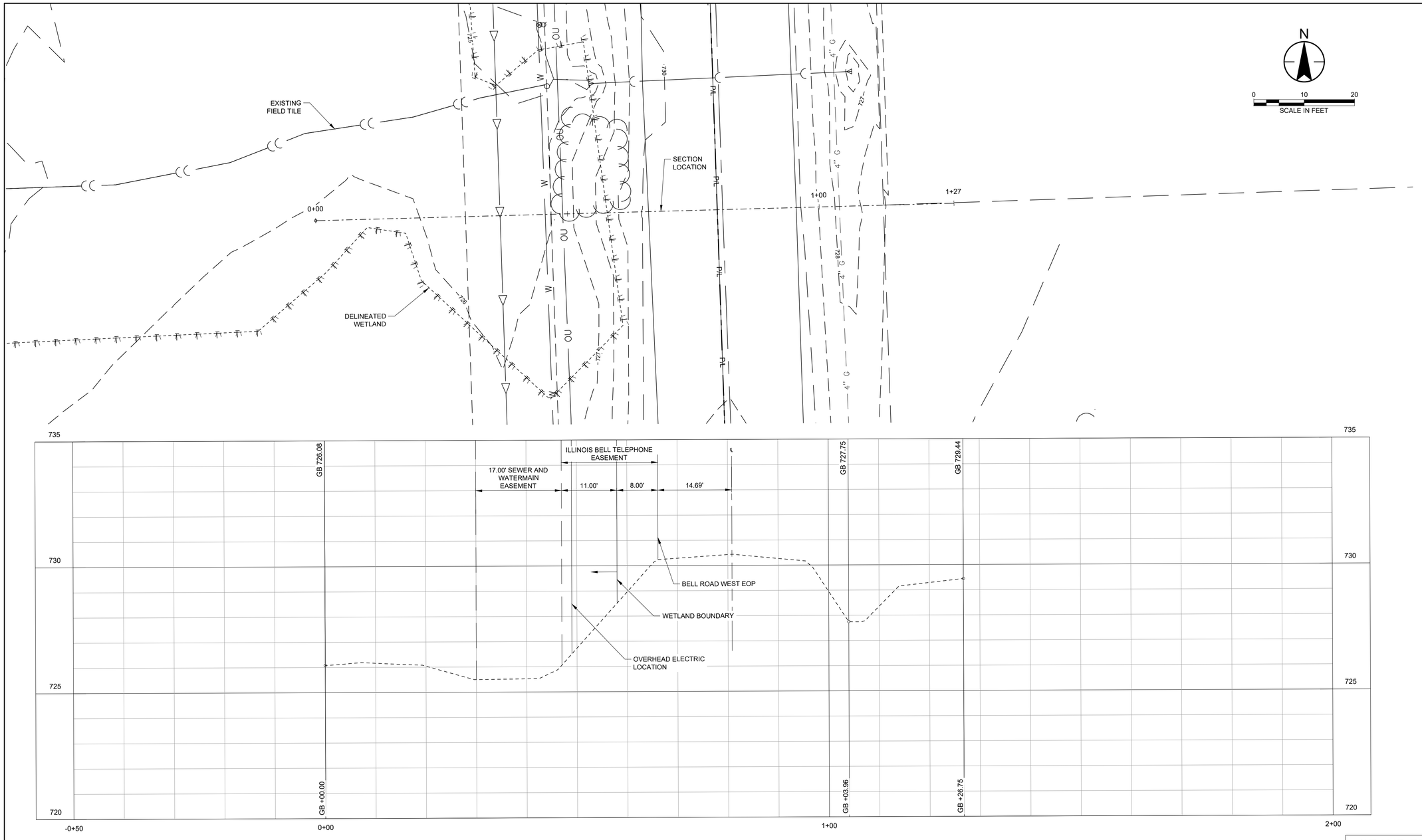
File Name: 40124_03_CG101	MZ	MZ	SR	2025.10.15
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

GRADING AND DRAINAGE PLAN

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

C:\Users\mzeck\Desktop\w - Crawford, Murphy & Tilly, Inc\projects\active\173440124_03_cg101 2025.10.15 10:06:47 AM

ORIGINAL SHEET - ANSI D



GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET; & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

PRELIMINARY
90% DESIGN
NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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_C-BELL RD SECTION	XXX	XXX		2025.07.15
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

BELL RD SECTION EXHIBIT

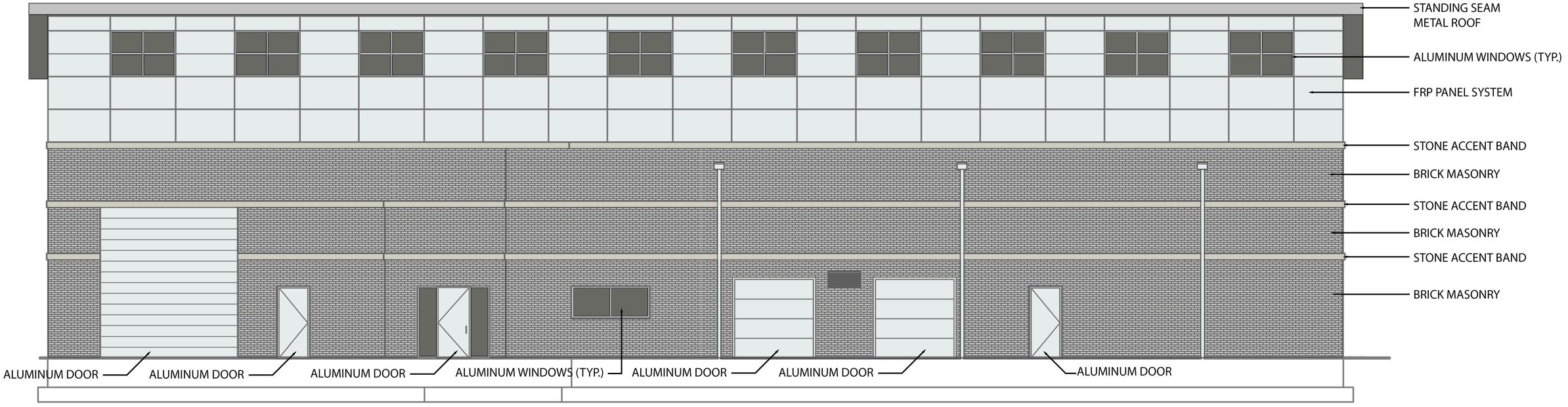
Project No.	Scale
173440124	1" = 10'
Revision Sheet of	Drawing No. CX101

C:\Users\jacklyn.barth\Documents\ID\173440124_03_c-bell rd section 2025.06.14 12:57:34 PM

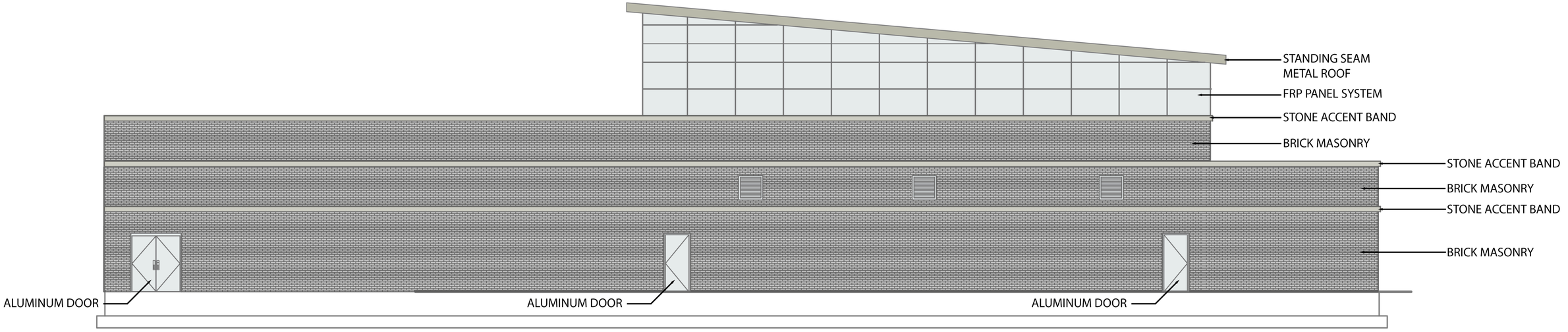
ORIGINAL SHEET - ANSI D

EXHIBIT N
BUILDING ELEVATIONS

- Exterior Elevations of Intermediate Pump Station – South/East and North/West, prepared by Crawford, Murphy & Tilly, dated September 10, 2025



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - WEST

ALUMINUM DOORS AND WINDOWS
CLEAR ANODIZED ALUMINUM

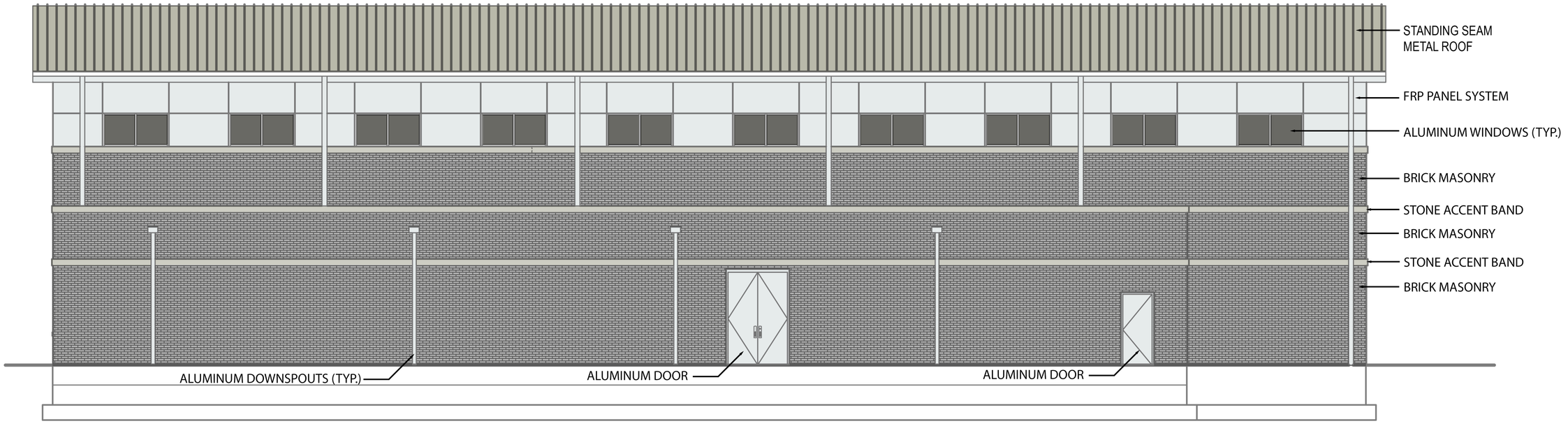
BRICK MASONRY
BELDEN ANCHOR GRAY VELOUR

STONE ACCENT BAND
NATURAL GRAY

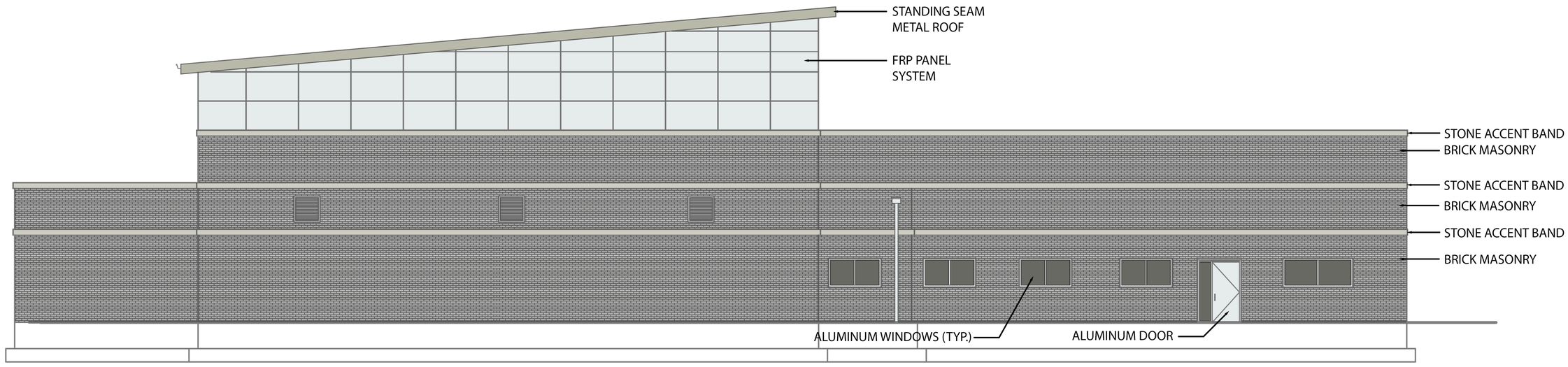
FRP PANEL SYSTEM
JAMES HARDIE LIGHT MIST

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

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.

---

[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.

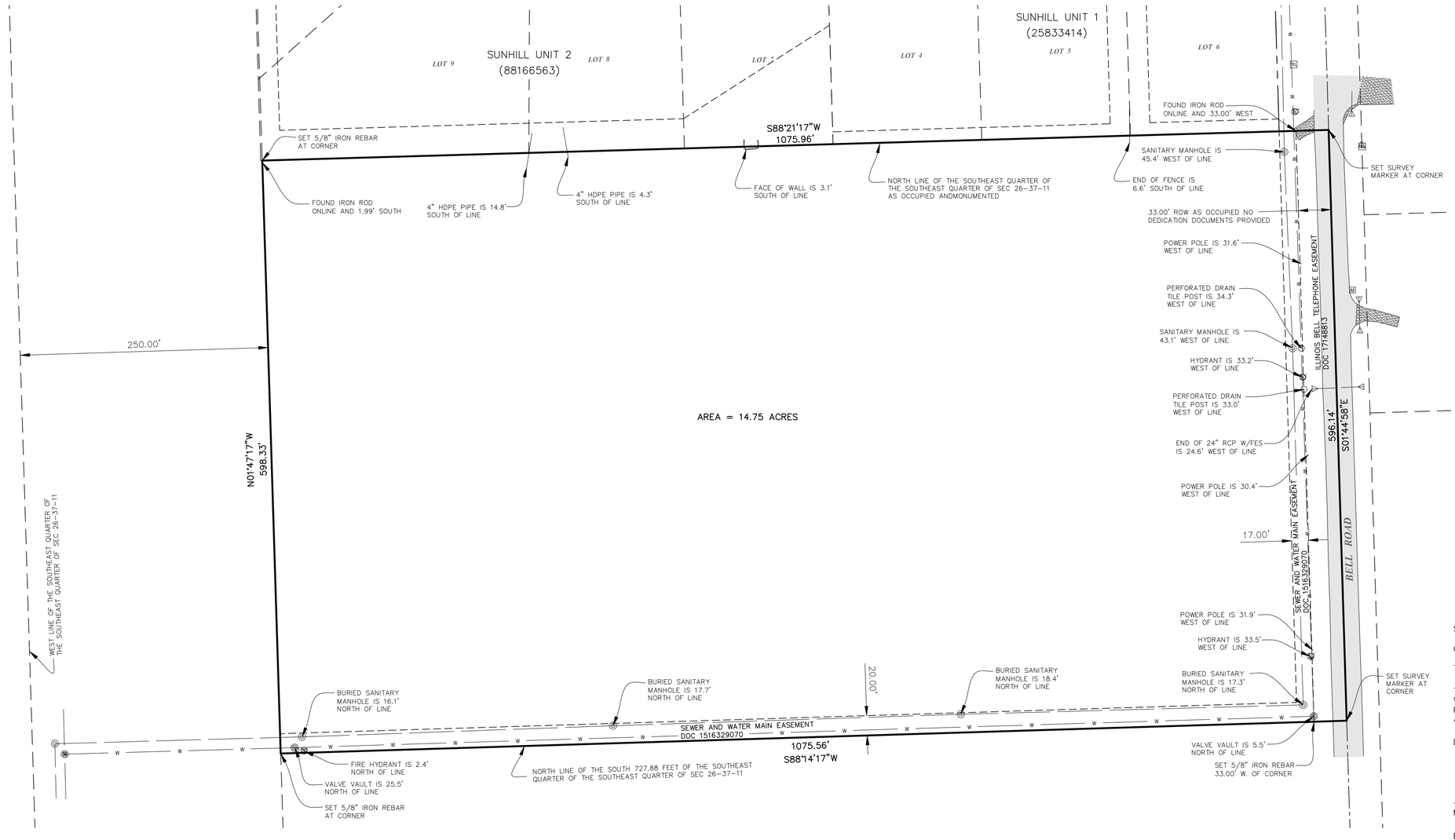
The Commission is willing to dedicate a strip of land along the Bell Road frontage of the Property in an amount up to 50 feet in width for the future improvement of Bell Road. This ROW dedication will reduce the parcel size by approximately 0.7 acres. Based on discussion with Village staff, this will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

EXHIBIT H
PLAT OF SURVEY/EXISTING CONDITIONS MAPS

- ALTA/NSPS Land Title Survey prepared by Engineering Enterprises, Inc., dated July 16, 2024
- Existing Site and Demolition Plan, Sheet CD101, prepared by Crawford, Murphy & Tilly, dated July 15, 2025. The delineated wetland boundary and location of existing field tiles is noted on the drawing.
- Map and list of adjacent properties and existing structures within 200 feet

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)

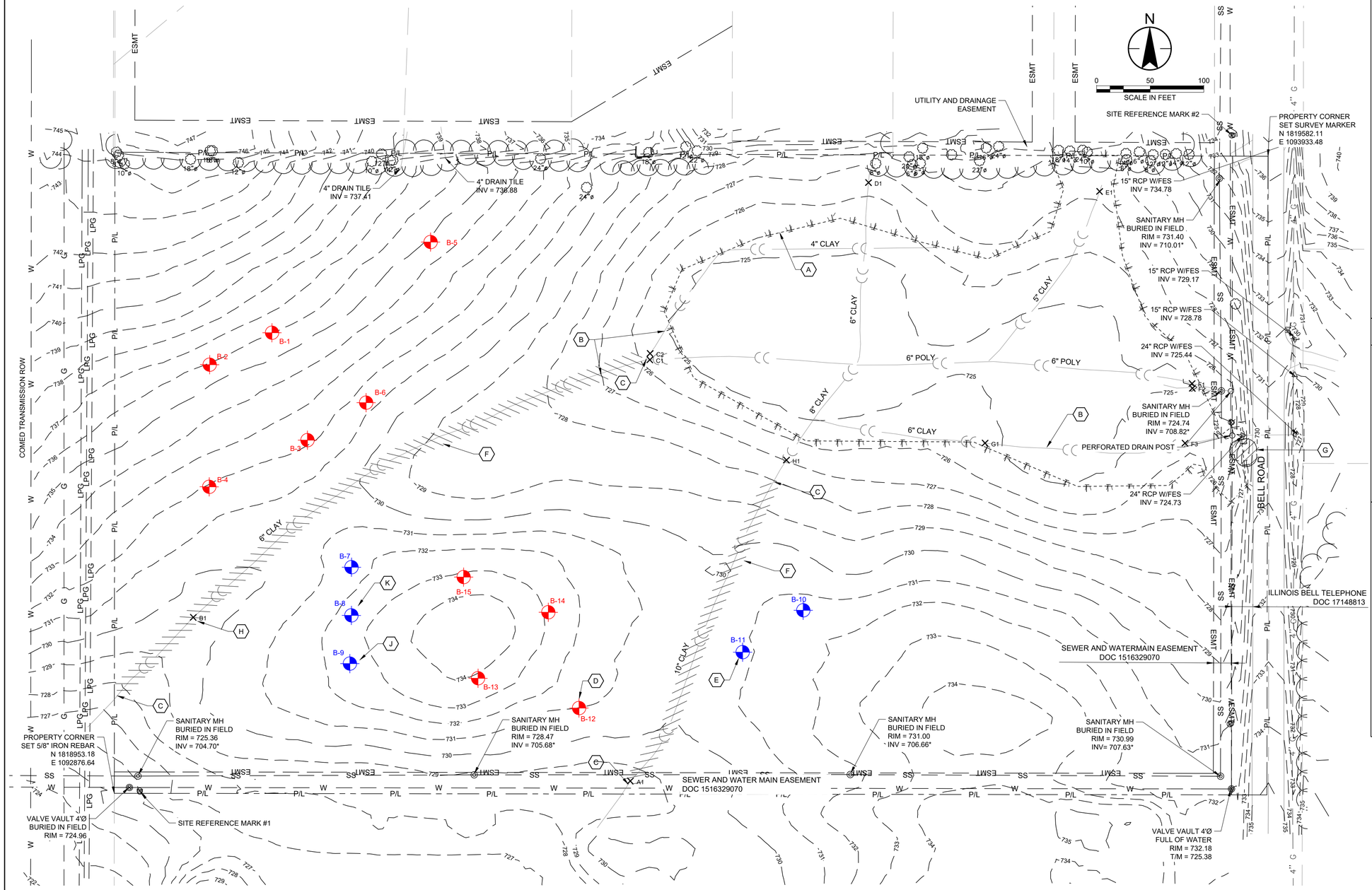
MARK G. SCHELLER 035-003581 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS SUGAR GROVE, IL

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	SITE REFERENCE MARK 2
SE FLANGE BOLT ON HYDRANT AT SW CORNER OF SITE ELEVATION = 727.49	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

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET; & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

PRELIMINARY
90% DESIGN
NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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	MZ	SR	2025.07.15
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

EXISTING SITE CONDITIONS AND DEMOLITION PLAN

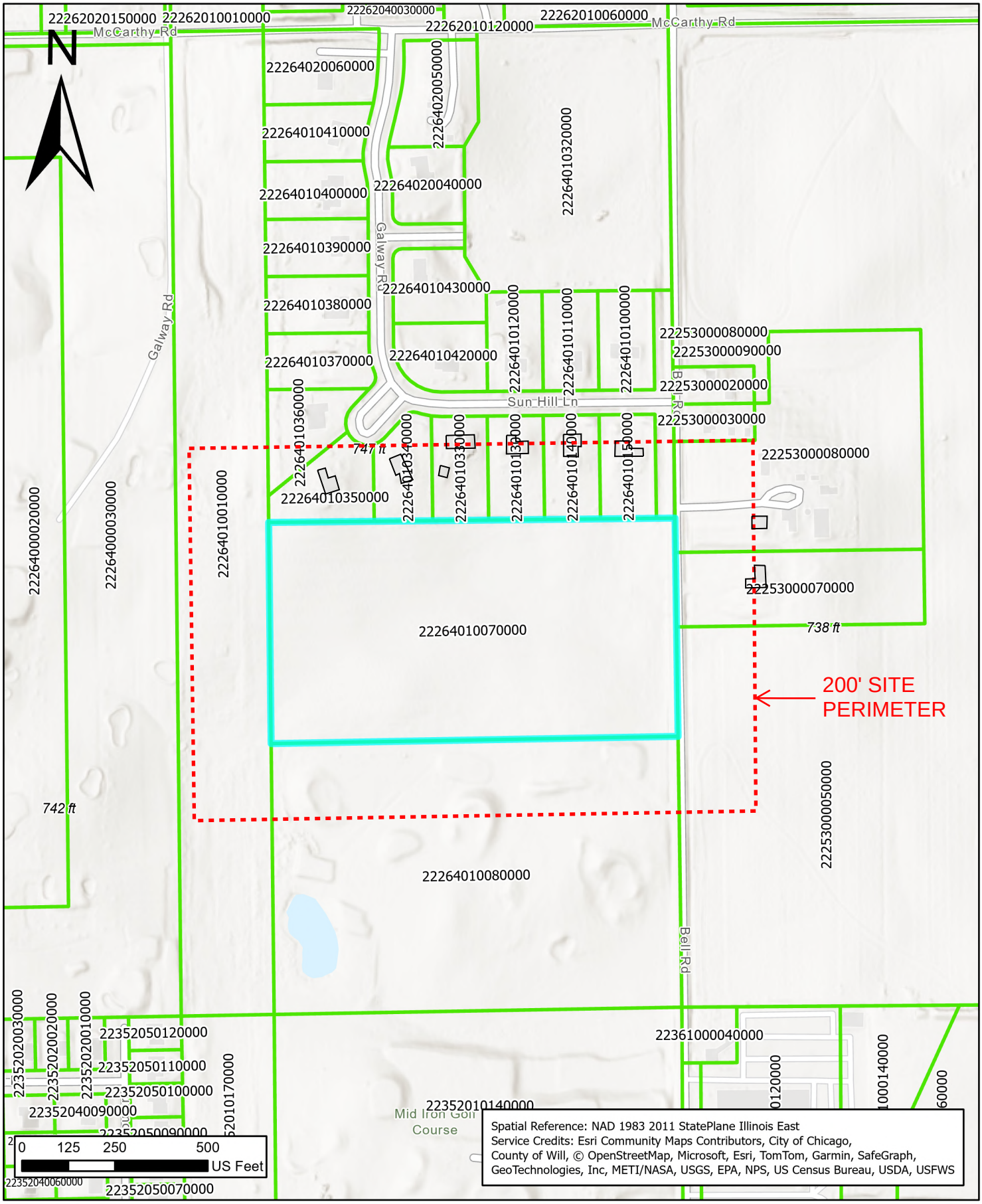
Project No.	Scale
173440124	1" = 50'
Revision	Sheet of
	Drawing No. CD101

C:\Users\mzeik\appdata\local\temp\acpublish_25616\40124_03_cd101.dwg
2025.07.03, 3:07:22 PM

ORIGINAL SHEET - ANSI D

12550 Bell Rd Lemont, IL - Parcel ID: 2226401007

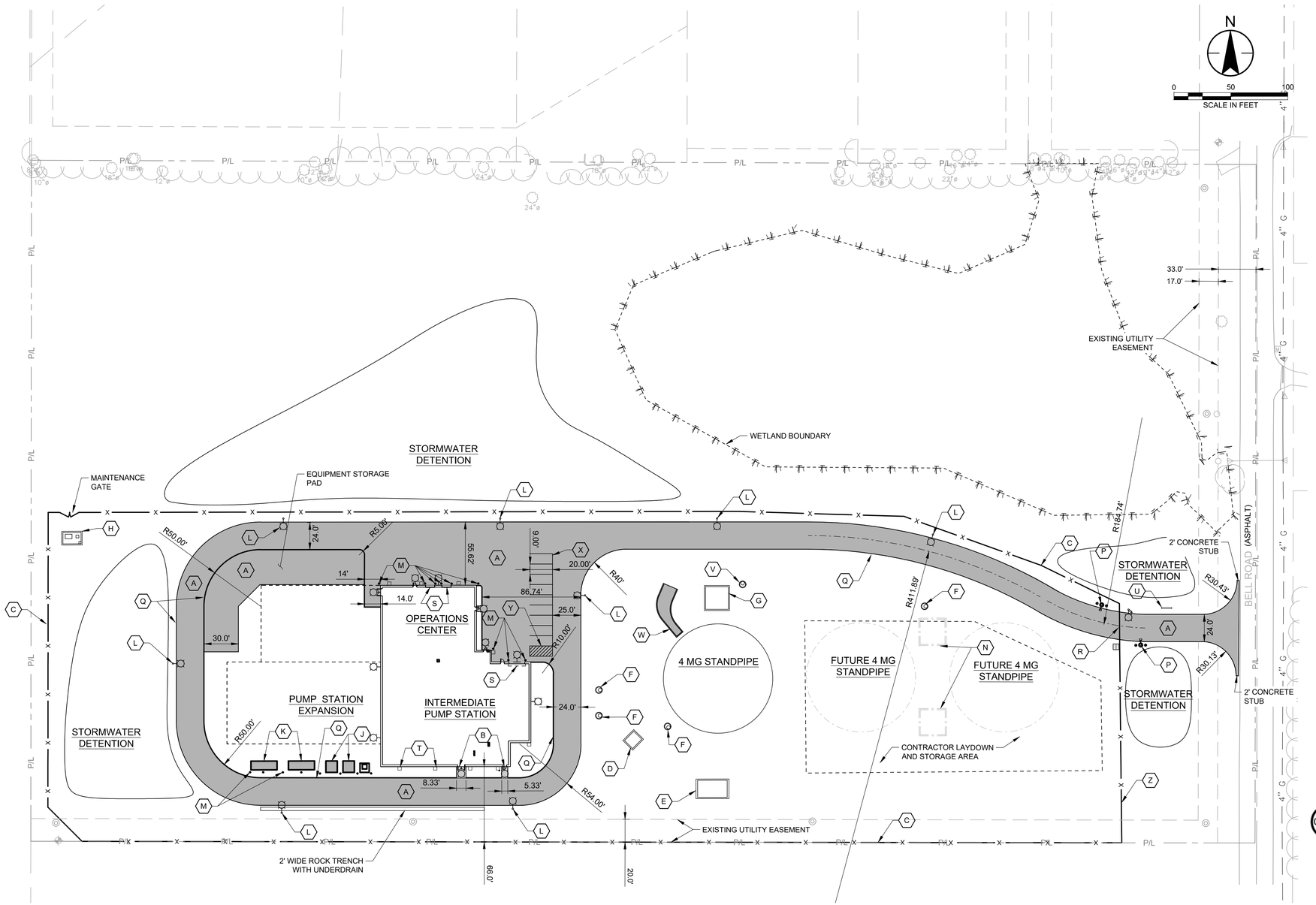
SITE LOCATION MAP



ID #	ADDRESS	OWNER	Within 200'	Within 250'
22253000030000	12485 BELL RD	Keith Hodges & Donna Hodges	N	Y
22253000050000	NOT FOUND	Forest Preserve District of Cook County	Y	Y
22253000070000	12545 BELL RD	Wayne R. Kwasneski as Trustee of the WAYNE R. KWASNESKI SELF-DECLARATION OF TRUST	Y	Y
22253000080000	12515 BELL RD	Carolyn Kwasneski as Trustee of THE CAROLYN KWASNESKI SELF-DECLARATION OF TRUST	Y	Y
22264010010000	12500 BELL RD	COMMONWEALTH EDISON CO	Y	Y
22264010080000	12680 BELL RD	MID-IRON GOLF LLC	Y	Y
22264010130000	43 SUN HILL LN	Reno J Corsi, Trustee of the RENO J. CORSI LIVING TRUST	Y	Y
22264010140000	25 SUN HILL LN	James R. Bloom and Anna M. Morelock	Y	Y
22264010150000	7 SUN HILL LN	James M. Butler and Beth A. Butler	Y	Y
22264010330000	61 GALWAY RD	Robert G. Watson and Arlene J. Watson	Y	Y
22264010340000	5 GALWAY CT	Mark Romanowski and Amber Romanowski	Y	Y
22264010350000	3 GALWAY CT	Samer H Alramli	Y	Y
22264010360000	1 GALWAY CT	Djemal Ugljanin and Bukurije Ugljanin	Y	Y

EXHIBIT I
SITE PLAN

- Overall Site Plan, Sheet CS103, prepared by Crawford, Murphy & Tilly, dated October 15, 2025
- Initial Buildout and Final Buildout site renderings prepared by Crawford, Murphy & Tilly, dated September 10, 2025.

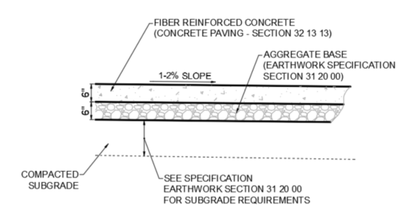


GENERAL SHEET NOTES

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

GRAND PRAIRIE WATER COMMISSION AND CITY OF JOLIET - CONFIDENTIAL INFORMATION

THIS DOCUMENT/RECORD & THE INFORMATION CONTAINED IN IT: (1) IS CONFIDENTIAL INFORMATION THAT IS SENSITIVE AND/OR PROPRIETARY & THE PROPERTY OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET, & (2) MAY NOT BE USED, PUBLISHED OR DISSEMINATED BY THE HOLDER OR RECIPIENT OF THIS INFORMATION WITHOUT THE WRITTEN AUTHORIZATION OF THE GRAND PRAIRIE WATER COMMISSION & THE CITY OF JOLIET.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

PRELIMINARY
90% DESIGN
NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

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

C:\Users\mzeck\Desktop\ow - Crawford, Murphy & Tilly Inc\projects\awsp\cs\01\dwf\40124_03_cs101 2025.10.09 9:43:14 PM

ORIGINAL SHEET - ANSI D

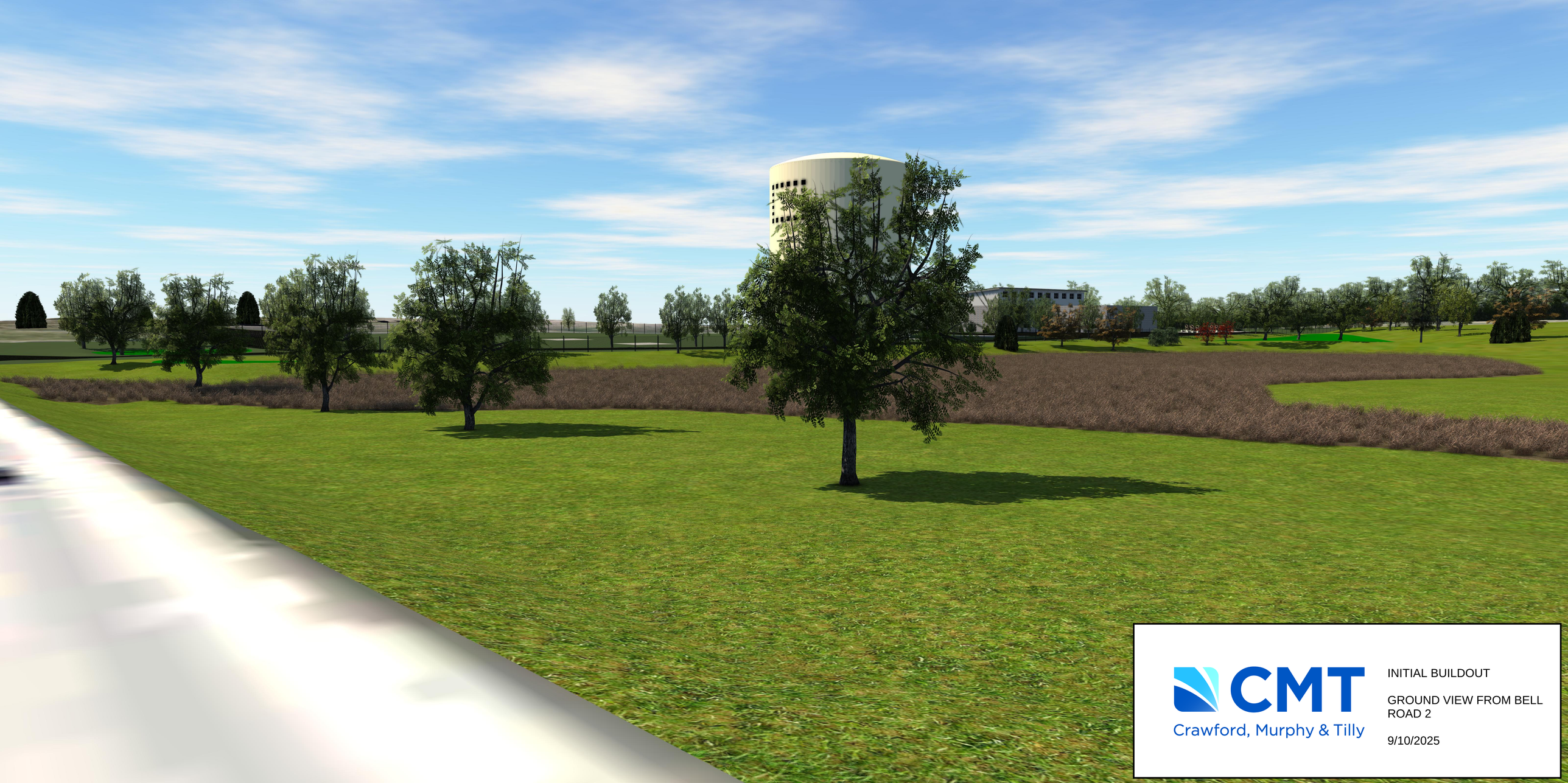


CMT
Crawford, Murphy & Tilly

INITIAL BUILDOUT

GROUND VIEW FROM BELL ROAD 1

9/10/2025

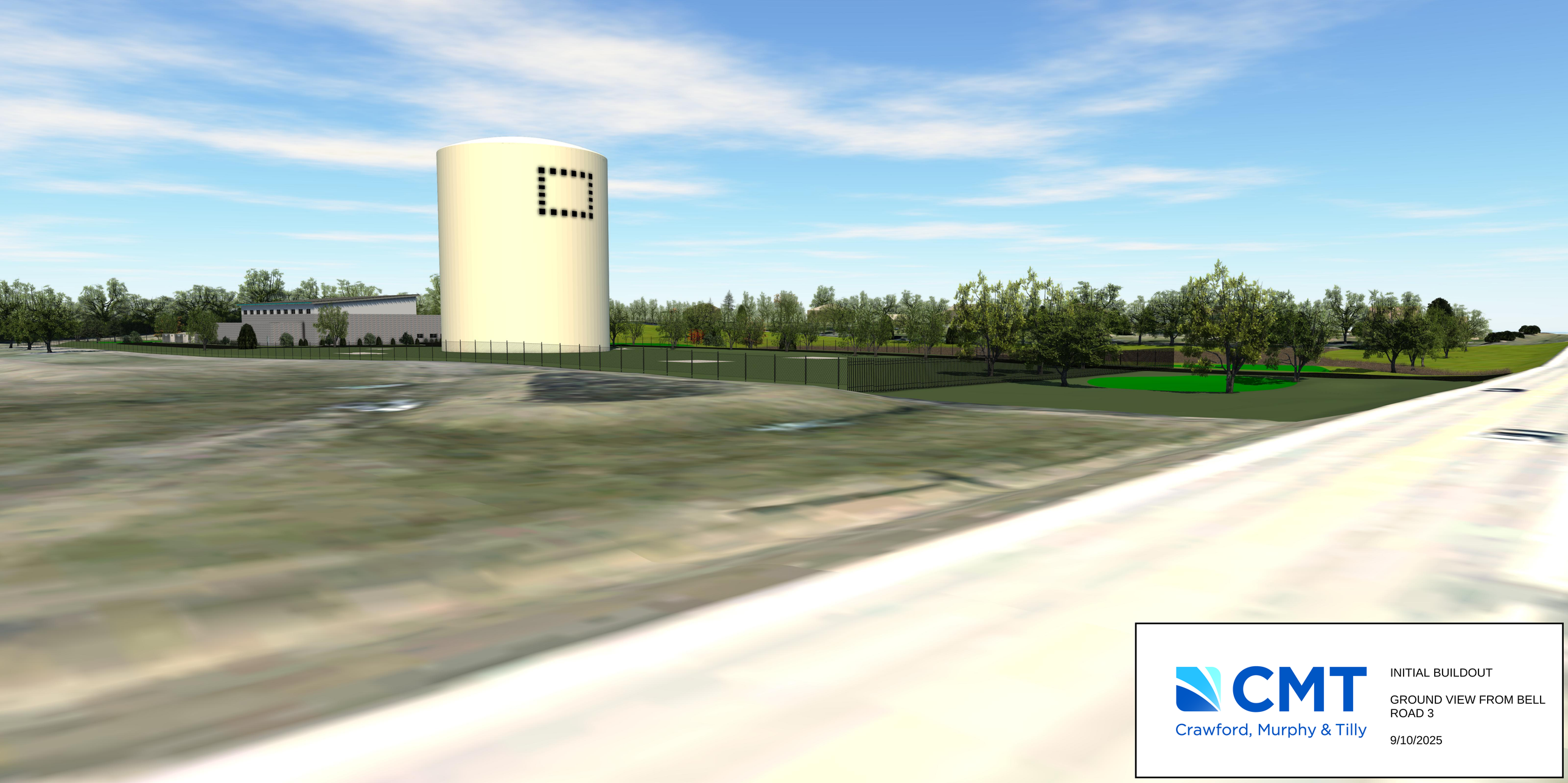


Crawford, Murphy & Tilly

INITIAL BUILDOUT

GROUND VIEW FROM BELL ROAD 2

9/10/2025

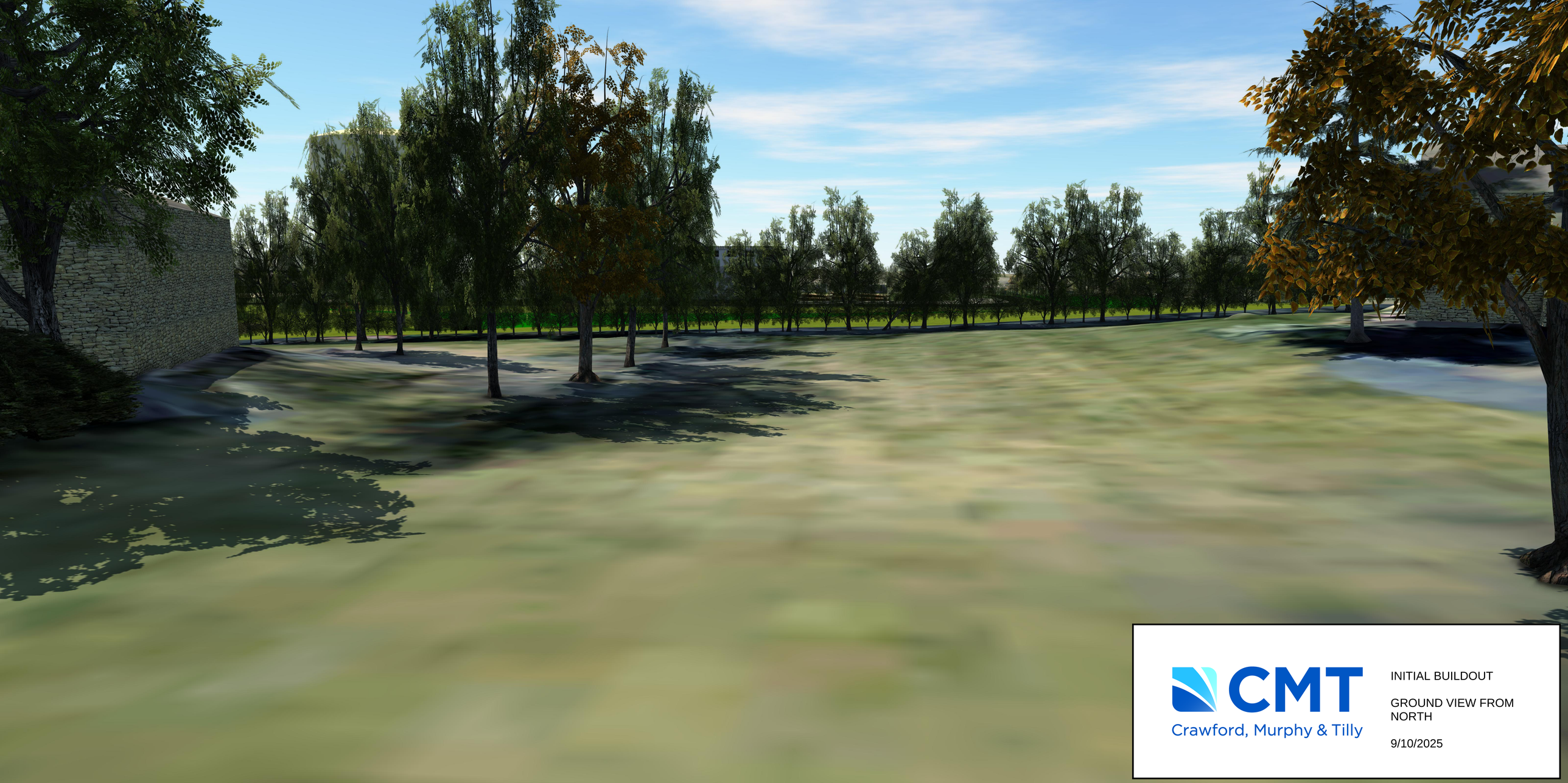


CMT
Crawford, Murphy & Tilly

INITIAL BUILDOUT

GROUND VIEW FROM BELL ROAD 3

9/10/2025

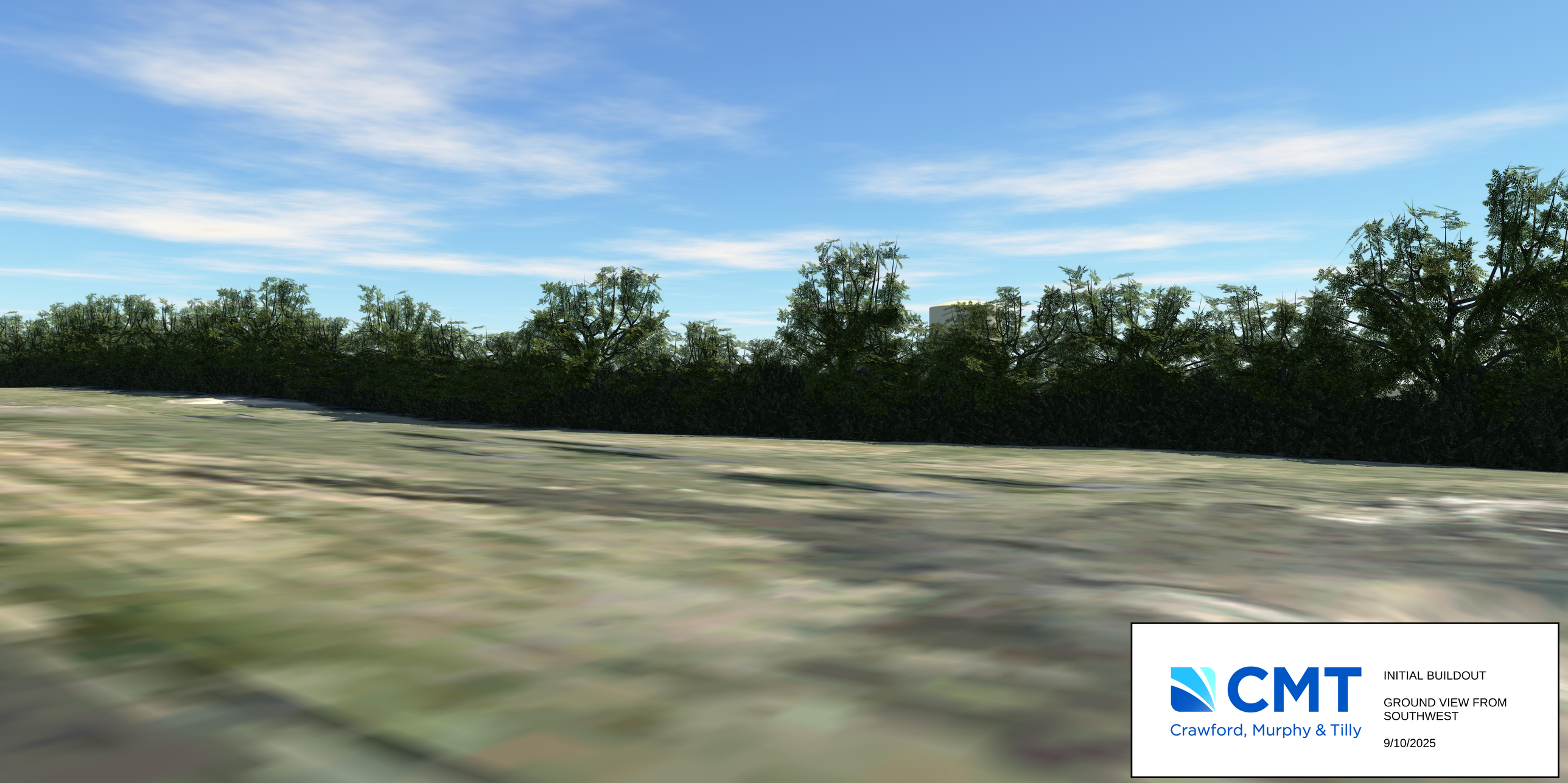


Crawford, Murphy & Tilly

INITIAL BUILDOUT

GROUND VIEW FROM NORTH

9/10/2025

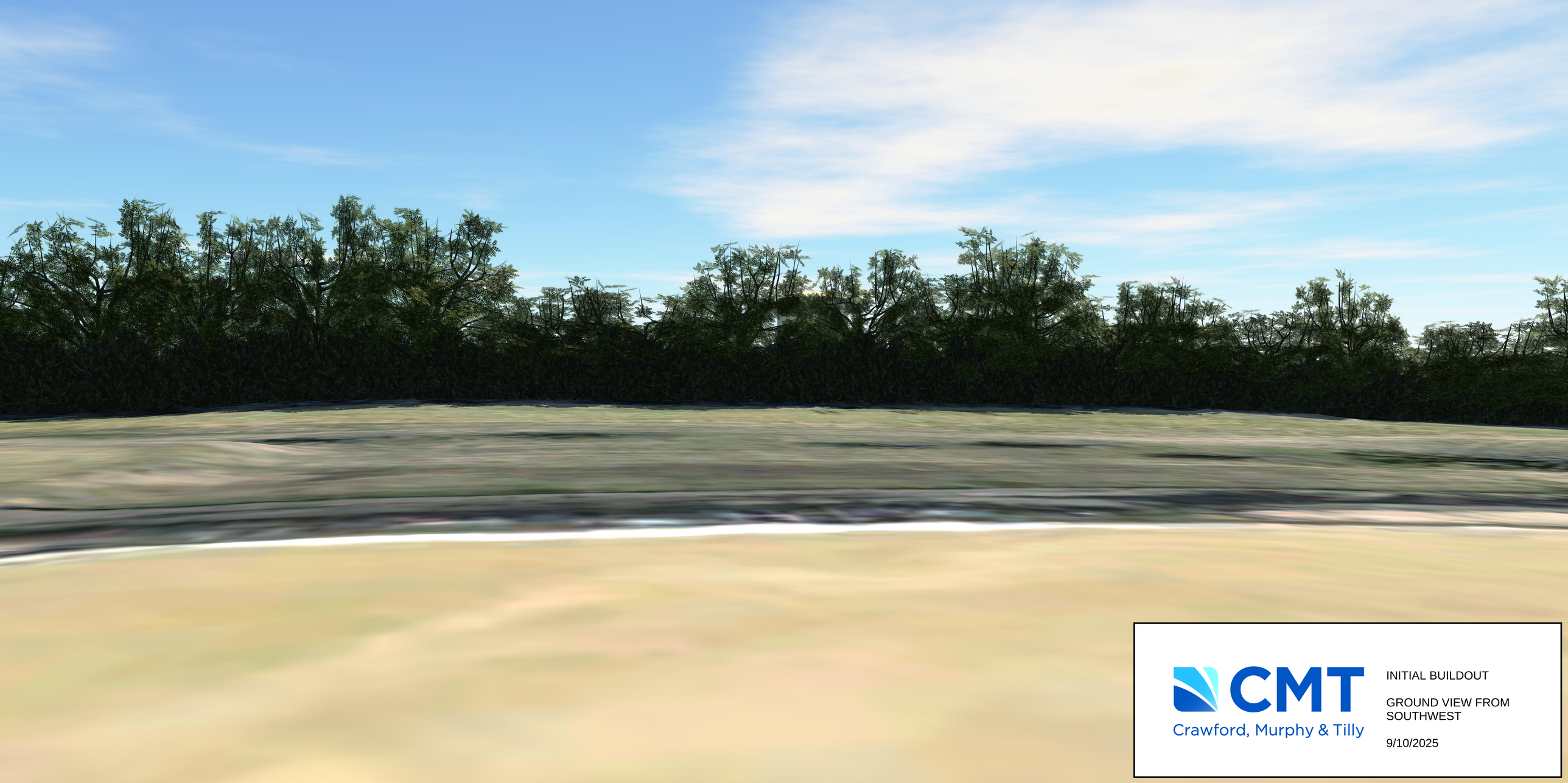


Crawford, Murphy & Tilly

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
Crawford, Murphy & Tilly

INITIAL BUILDOUT

HIGH ANGLE VIEW FROM SOUTHEAST

9/10/2025



Crawford, Murphy & Tilly

FINAL BUILDOUT

GROUND VIEW FROM BELL ROAD 1

9/10/2025



Crawford, Murphy & Tilly

FINAL BUILDOUT

GROUND VIEW FROM BELL ROAD 2

9/10/2025

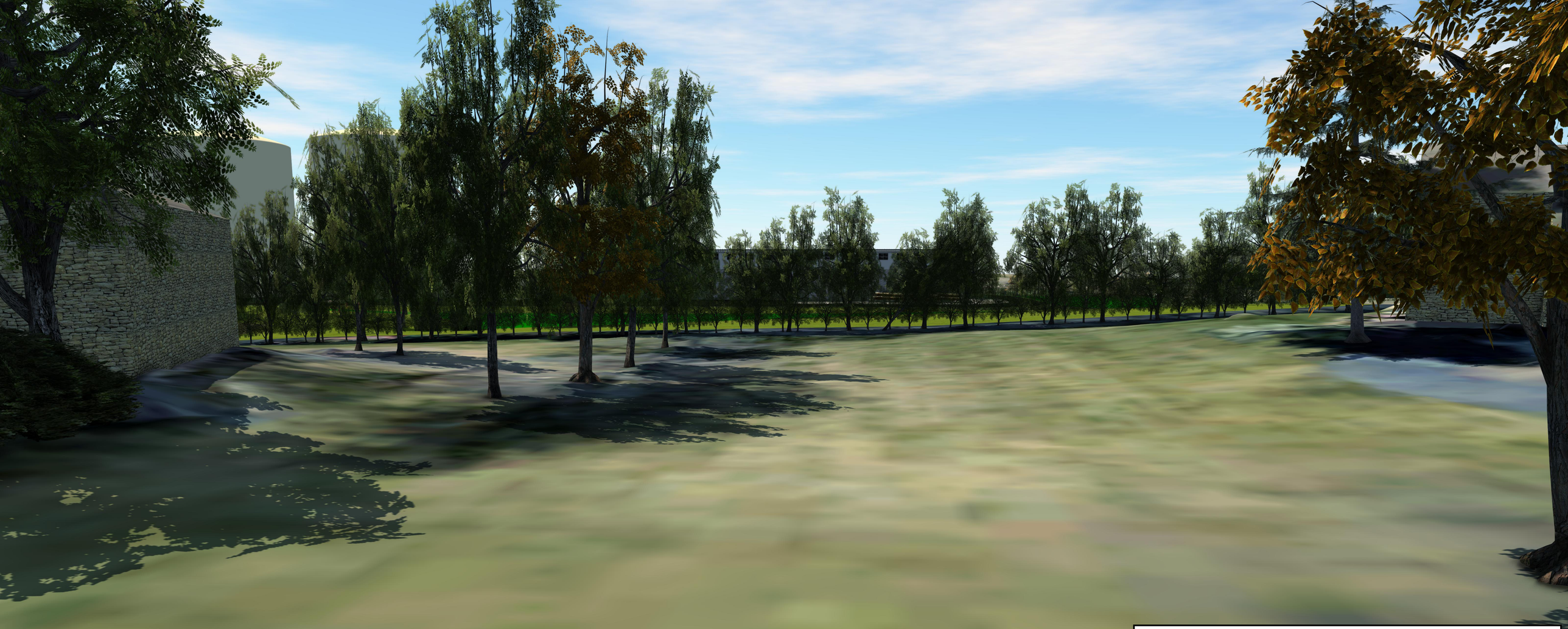


CMT
Crawford, Murphy & Tilly

FINAL BUILDOUT

GROUND VIEW FROM BELL ROAD 3

9/10/2025

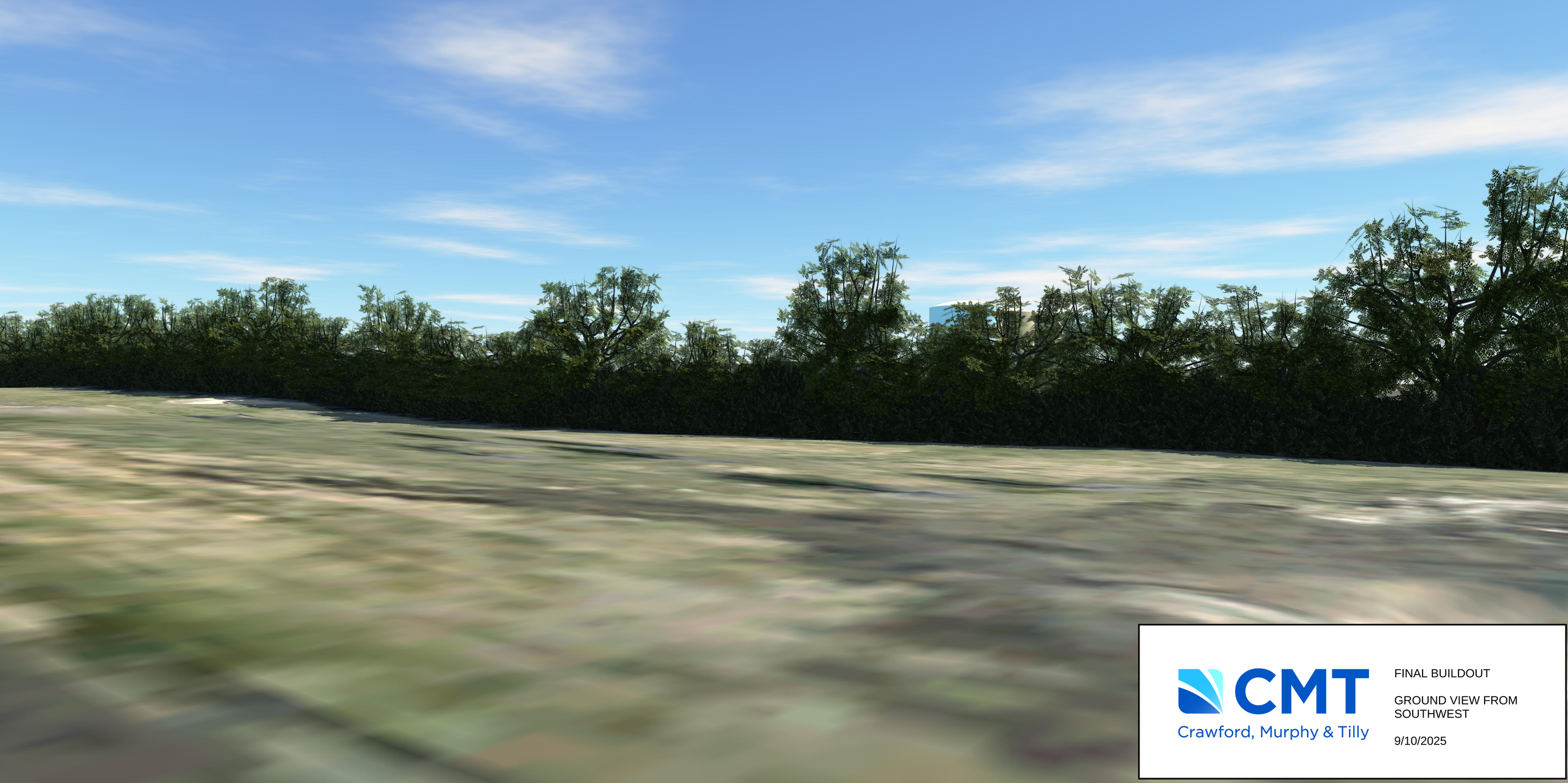


Crawford, Murphy & Tilly

FINAL BUILDOUT

GROUND VIEW FROM NORTH

9/10/2025

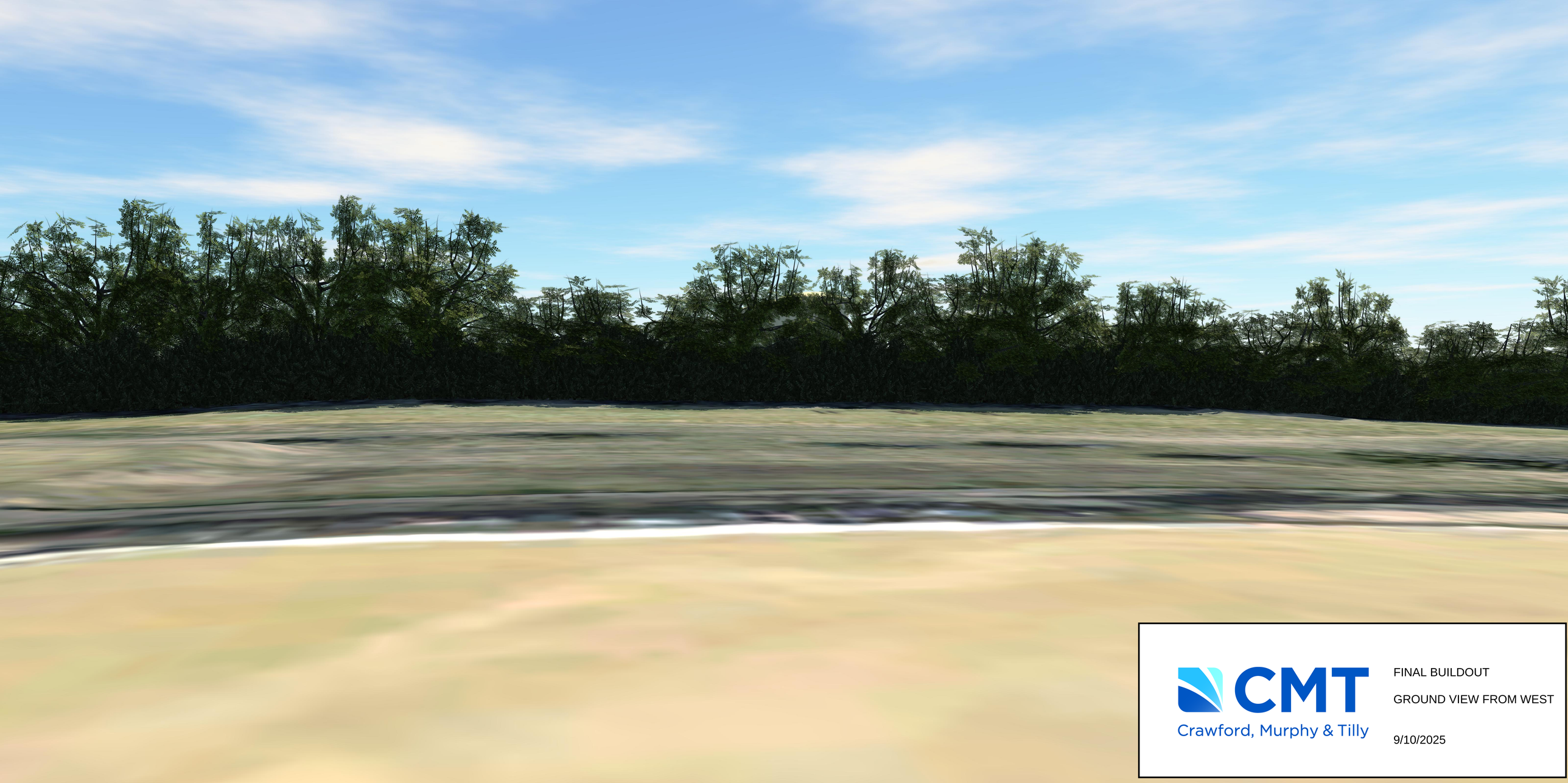


Crawford, Murphy & Tilly

FINAL BUILDOUT

GROUND VIEW FROM SOUTHWEST

9/10/2025



CMT
Crawford, Murphy & Tilly

FINAL BUILDOUT

GROUND VIEW FROM WEST

9/10/2025



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

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Darshana Prakash, Finance
THROUGH: George Schafer, Village Administrator
SUBJECT: FY2026 Financial Review
Proposed FY2027-2031 Capital Equipment
Proposed FY2027-2031 Capital Improvement Plan

DATE: February 16, 2026

SUMMARY/BACKGROUND
Staff began the FY2027 budget process in October 2025. All capital equipment and capital project requests were submitted to Finance in December 2025. The Village Administrator and staff met with the respective department directors to discuss the capital equipment requests. Staff and Village Engineer discussed the construction projects. Tonight, staff will begin formal discussions with the Village Board.

We will start with a review of the Village's current financial situation i.e. revenue and expenditures.

This will be followed by a review of the capital equipment requests. Capital equipment includes vehicles, trucks, radios, and similar assets. Large dollar value purchases are budgeted within the Property Maintenance/Capital Equipment Fund. Over the past five years, the General Fund has annually transferred funds to support the purchase of capital equipment and major maintenance items.

Finally, staff will present the FY2027 - 2031 Capital Improvement Plan (CIP).

As part of the annual budget process, a fixed amount is transferred from the General Fund to the Property Maintenance & Capital Equipment Fund. This practice ensures funding for the upcoming year's needs while also building reserves for future property maintenance and capital equipment requirements.

The capital projects are categorized into the following:

1. Utility Infrastructure - utility (water/sewer) projects.
2. Quality of Life - projects that support nature, environment and recreation.
3. Economic Sustainability & Vibrancy - projects that encourage businesses to invest and encourage tourism in our community.
4. Safety - projects that enhance safety measures for e.g. pedestrian walkways, sidewalks, etc.
5. Roadway Infrastructure - projects related to streets, bridges and alleys.

Similar to the budget documents, the Capital Improvement Plan is also categorized by funding source.

Canal TIF projects:

1. Stephen St Bicycle & Pedestrian Path: $2M STP grant and $2M ITEP grant
2. Stephen St/BNSF Retaining Wall (west side)

TOD TIF projects:

1. Downtown Underground Utility (Stephen St Alley): potential $98k ComEd RIDER 19 funding
2. Downtown Railway Safety Improvements (@ Lemont, Holmes, Stephen): ICC grant
3. Downtown Railway Safety Improvements ROW fencing (east of Stephen to west of Lemont): ICC grant
4. Village Green Park - signage, landscaping, fencing
5. Outdoor Dining Safety Improvements
6. Illinois St ADA sidewalk improvement (State to Main) Phase 1 engg: 80% STP grant

I&M TIF projects:

1. Canal Street Sidewalk Extension
2. Downtown Underground Utility (Canal St): potential $307k ComEd RIDER 19 funding
3. Downtown Railway Safety Improvements (@ IL, Main, Pruxne)

Infrastructure & Motor Fuel Tax (MFT) projects:
The non-home rule sales tax has been a critical revenue source for maintaining and improving Village roadways. In addition, State funding sources such as MFT allocations and Rebuild IL grant have enabled the Village to complete several major projects. FY2027 projects include:

1. PW Annex Site Storage Barn
2. The Forge resurfacing roads and parking areas/lots
3. Bridge Joint Repairs - Ed Bossert Drive
4. 131st St & Derby Rd traffic signal
5. Parking Garage Structural Improvements
6. McCarthy Rd Bike & Pedestrian Improvements (extend east to St. James) Phase 2 engg
7. Walker Rd Extension & Railroad Crossing: $500k CRISI grant, $1.5M STP grant, ICC grant
8. Annual road resurfacing

Water/Sewer projects:
FY2027 Water/Sewer projects total $3.8M, funded through Water/Sewer Fund revenues, IEPA loan and developer contribution.

The CIP will be presented for Board approval at the February 23rd Board meeting.

ANALYSIS

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

STAFF RECOMMENDATION
Discuss and direct staff on the proposed Capital Equipment and Capital Improvement Plan.

BOARD ACTION REQUESTED
Discuss and direct staff on the proposed Capital Equipment and Capital Improvement Plan.

ATTACHMENTS

FY2027-FY2031 Proposed Capital Equipment.pdf
FY2027-FY2031 Proposed CIP.pdf

Village of Lemont
5 Year Capital Equipment
FY2027 - FY2031

Department	2027	2028	2029	2030	2031
Administration	$ 45,000	$ 40,000	$ -	$ -	$ -
Lemont TV	15,000	-	-	-	-
LEMA	90,775	80,250	76,000	80,000	84,000
Police	422,000	381,475	385,800	478,500	397,050
Public Works	840,000	550,000	590,000	450,000	661,000
Water & Sewer	627,000	1,450,000	1,100,000	785,000	150,000
Metra Station	40,100	-	-	-	-
Total	**$ 2,079,875**	**$ 2,501,725**	**$ 2,151,800**	**$ 1,793,500**	**$ 1,292,050**

EXPENSE BY FUND	
General Fund	$ 60,000
Prop Maint & Cap Equip Fund	$ 1,352,775
Water Fund	$ 627,000
Parking Lot Fund	$ 40,100

5 Year Capital Equipment
FY2027 - FY2031

ADMINISTRATION

Description	2027	2028	2029	2030	2031	Strategic Priority	Fund
Ford Explorer - Com Dev	$ 45,000	$ 40,000	$ -	$ -	$ -	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
	$ 45,000	$ 40,000	$ -	$ -	$ -		

General Fund	$ -
Prop Maint & Cap Equip Fund	$ 45,000

5 Year Capital Equipment
FY2027 - FY2031

LEMONT TV

Description	2027	2028	2029	2030	2031	Strategic Priority	Fund
Board Room equipment	$ 15,000	$ -	$ -	$ -	$ -	OPERATIONAL EXCELLENCE	*General*
	$ 15,000	$ -	$ -	$ -	$ -		

General Fund	$	15,000
Prop Maint & Cap Equip Fund	$	-

5 Year Capital Equipment
FY2027 - FY2031

LEMA

Description	2027	2028	2029	2030	2031	Strategic Priority	Fund
LEMA trailer (supplies/barricades/cones)	$ 15,000	$ -	$ -	$ -	$ -	OPERATIONAL EXCELLENCE	*General*
Radios (Starcom)	7,000	-	-	-	-	OPERATIONAL EXCELLENCE	*General*
Pick up truck	68,775	72,250	76,000	80,000	84,000	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
Arrow Board	-	8,000	-	-	-	OPERATIONAL EXCELLENCE	*General*
	$ 90,775	$ 80,250	$ 76,000	$ 80,000	$ 84,000		

General Fund	$ 22,000
Prop Maint & Cap Equip Fund	$ 68,775

5 Year Capital Equipment
FY2027 - FY2031

POLICE

Description	2027	2028	2029	2030	2031	Strategic Priority	Fund
Conference room chairs (10)	$ 2,000	$ -	$ -	$ -	$ -	OPERATIONAL EXCELLENCE	*General*
Radars (4 per yr)	11,000	11,000	-	-	-	OPERATIONAL EXCELLENCE	*General*
Computers/Software (5 per yr)	10,000	10,000	8,500	8,500	8,500	OPERATIONAL EXCELLENCE	*General*
Radios-Apex 8000 & Batteries	20,500	-	-	-	-	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
Cameras (In-Car) 11 total	34,000	-	-	-	-	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
Tasers (24 total - 6 grant + 6 per yr)	25,000	25,000	25,000	-	-	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
Admin Vehicle (1)	44,000	46,200	48,550	51,000	53,550	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
Patrol Vehicles (4)	275,500	289,275	303,750	319,000	335,000	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
Body Cameras	-	-	-	100,000	-	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
	$ 422,000	$ 381,475	$ 385,800	$ 478,500	$ 397,050		

General Fund	$ 23,000
Prop Maint & Cap Equip Fund	$ 399,000

5 Year Capital Equipment
FY2027 - FY2031

PUBLIC WORKS

Description	2027	2028	2029	2030	2031	Strategic Priority	Fund
F250 pickup truck (2)	$ 125,000	$ -	$ 130,000	$ -	$ 135,000	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
Falcon hot box	60,000	-	-	-	-	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
Air compressor	40,000	-	-	-	-	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
Mini skid steer	50,000	-	-	-	-	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
4 Post vehicle lift	50,000	-	-	-	-	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
Mechanic mobile service truck	175,000	-	-	-	-	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
PD Elevator door operator replacement	40,000	-	-	-	-	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
PD interior wall/floor finishing	50,000	-	-	-	-	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
PD roof replacement	250,000	-	-	-	-	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
F600: 1 ton Truck w/plow & spreader	-	155,000	160,000	-	176,000	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
2.5 Ton Truck w/ plow & spreader	-	325,000	-	375,000	-	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
Mowers	-	70,000	-	75,000	-	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
Blacktop paver box	-	-	300,000	-	-	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
End Loader for Annex Site	-	-	-	-	350,000	OPERATIONAL EXCELLENCE	*Prop Maint & Cap Equip*
	$ 840,000	$ 550,000	$ 590,000	$ 450,000	$ 661,000		

General Fund	$ -
Prop Maint & Cap Equip Fund	$ 840,000

5 Year Capital Equipment
FY2027 - FY2031

WATER/SEWER

Description	2027	2028	2029	2030	2031	Strategic Priority
Security Cameras - Wells and Pump Stations	$ 20,000	$ 20,000	$ -	$ -	$ -	OPERATIONAL EXCELLENCE
Water Meters	200,000	150,000	150,000	150,000	150,000	OPERATIONAL EXCELLENCE
2.5 Ton Dump w/Plow & Spreader	300,000	-	-	-	-	OPERATIONAL EXCELLENCE
Collectors for meter readings (2)	72,000	-	-	-	-	OPERATIONAL EXCELLENCE
Meter reader Bronco or Maverick	35,000	-	-	-	-	OPERATIONAL EXCELLENCE
Water leak truck/trailer	-	200,000	-	-	-	OPERATIONAL EXCELLENCE
127th St Well #5 Softener Tank	-	750,000	-	-	-	OPERATIONAL EXCELLENCE
Sewer Jetter	-	200,000	-	-	-	OPERATIONAL EXCELLENCE
F250 pickup truck (2)	-	130,000	-	135,000	-	OPERATIONAL EXCELLENCE
State St Well #4 Softener Tank	-	-	550,000	-	-	OPERATIONAL EXCELLENCE
Double Axle Dump w/Plow & spreader	-	-	400,000	-	-	OPERATIONAL EXCELLENCE
Vactor Truck	-	-	-	500,000	-	OPERATIONAL EXCELLENCE
	$ 627,000	$ 1,450,000	$ 1,100,000	$ 785,000	$ 150,000	

5 Year Capital Equipment
FY2027 - FY2031

METRA STATION

Description	2027	2028	2029	2030	2031	Strategic Priority
Security Cameras	$ 30,000	$ -	$ -	$ -	$ -	OPERATIONAL EXCELLENCE
Upgrade 2 pay terminals	$ 10,100	-	-	-	-	OPERATIONAL EXCELLENCE
	$ 40,100	$ -	$ -	$ -	$ -	

FY27 - FY31 CAPITAL IMPROVEMENT PROGRAM

UPDATED 02.11.26

Project	FY27 - Engg	FY27 - Const	FY28	FY29	FY30	FY31	Funding Sources
Stephen Street Bicycle & Pedestrian Path (Terra Engg)		$ 500,000	$ 2,700,000				Canal TIF - Economic Stability & Vibrancy - $2M SW Conf of Mayors & Mgrs and $2M ITEP
Stephen St retaining wall (west side) under BNSF	$ 25,000	$ 400,000	$ 250,000				Canal TIF - Safety
Downtown Underground Utility - Stephen St Alley (Shipley)	$ 6,000	$ 110,000					TOD TIF - Economic Stability and Vibrancy; $98k ComEd RIDER 19 LGC program
Downtown Railway Safety Improvements (ROW fencing east of Stephen to west of Lemont) (Shipley)	$ 27,000	$ 200,000	$ 70,000				TOD TIF - Safety; construction 100% ICC grant (Village to pay additional cost for decorative fence)
Downtown Railway Safety Improvements @ Lemont, Holmes, Stephen (Lochner/Shipley)	$ 50,000	$ 75,000	$ 835,000	$ 1,800,000	$ 1,457,500		TOD TIF - Safety; construction 100% ICC grant; HR Green submitted to SWCM for PH 3 & Const
Canal Street Sidewalk Extension		$ 50,000					I&M TIF - Quality of Life
Downtown Underground Utility - Canal St (Shipley)	$ 6,000	$ 130,000	$ 208,000				I&M TIF - Economic Stability and Vibrancy; $307k ComEd RIDER 19 LGC program
Downtown Railway Safety Improvements @ Main, Illinois, Pruxne (Lochner/Shipley)	$ 140,000		$ 350,000	$ 1,200,000	$ 2,875,000		I&M TIF - Safety; $2M construction 100% ICC grant
Smith Rd Improvements (Shipley & HR Green)	$ 40,000		$ 150,000	$ 1,495,000	$ 1,292,000		135th & Smith TIF/General Fund - Economic Stability and Vibrancy; Invest in Cook grant
PW Annex Storage Barn (Carlile)	$ 21,250	$ 1,700,000					Infrastructure Fund - Infrastructure
OSLAD/HQRA - resurfacing roads and all parking areas and parking lots (Forge)	$ 90,000	$ 990,000		$ 900,000			Infrastructure Fund - Quality of Life - 50% reimbursed by OSLAD grant confirmed 12/16/24
Bridge Joint Repairs Ed Bossert Drive	$ 50,000	$ 200,000					Infrastructure Fund - Safety
131st Street & Derby Road Traffic Signal	$ 35,000	$ 500,000					Infrastructure Fund - Safety - $250k Cook County grant
Parking Garage Structural Improvements	$ 20,000	$ 255,000	$ 235,000	$ 235,000			Infrastructure Fund - Safety
Safe Routes to School - District 113A - Phase I	$ 37,500		$ 212,500				100% reimbursed if Village receives grant, not sure how you want that shown, add local funds to complete? $515k EOPC
Safe Routes to School - District 210	$ 37,500		$ 212,500				100% reimbursed if Village receives grant, not sure how you want that shown, add local funds to complete? $220k EOPC
131st St & Derby Road/Pedestrian Improvements (131st from Derby to Bell Rd)	$ 311,766		$ 216,880	$ 714,812			Infrastructure Fund - Safety; 80% Federal STP/State funding - not village owned
McCarthy Rd Bicycle/Pedestrian Improvements Phase II (extend east to St.James) (Shipley)	$ 20,000		$ 300,000	$ 900,000			Infrastructure Fund - Safety; Federal STP/State funding
Walker Road Extension & Railroad Crossing-Boyer St & Mcquire Parkway (Shipley)	$ 350,000		$ 300,000	$ 2,275,000	$ 2,700,000		Infrastructure Fund - Economic Stability and Vibrancy; CRISI grant $500k; construction 100% ICC grant (not final); SCM STP $1.5M
Annual Water Main Replacement Program - Design Engineering	$ 61,200		$ 62,400	$ 63,600	$ 64,900	$ 66,200	Water/Sewer Fund - Infrastructure
Bell Rd Water Main Extension - Add water main to Main as well	$ 75,000		$ 2,425,000				Water/Sewer Fund - Infrastructure (Main&Archer TIF? Gateway TIF? Developer contribution?)
Annual Water Main Replacement Program - Construction Engineering & Construction	$ 60,000	$ 865,000	$ 971,250	$ 1,019,800	$ 1,070,800	$ 1,124,340	Water/Sewer Fund - Infrastructure
Lead Pipe Replacement Program	$ 50,000	$ 500,000	$ 605,000	$ 605,000	$ 605,000		Water/Sewer Fund - Infrastructure; IEPA Loan
Archer Ave. & Derby Rd. Public Works Annex (landscaping and misc work)	$ 28,000	$ 250,000					Water/Sewer Fund - Infrastructure; 2022 bond $
Archer Ave. & Derby Rd. Public Works Annex Sitework (Road Material Storage Bins backfilling gravel after water leaks)	$ 28,000	$ 250,000					Water/Sewer Fund - Infrastructure; 2022 bond $
FY27 Water Main Replacement - CN Railroad Permitted Directional Boring	$ 45,000	$ 700,000					Water/Sewer Fund - Infrastructure
CAPITAL PROJECTS TOTAL	**$ 1,614,216**	**$ 7,675,000**	**$ 10,103,530**	**$ 11,208,212**	**$ 10,065,200**	**$ 1,190,540**	

FY27 - FY31 CAPITAL IMPROVEMENT PROGRAM

Project	FY27 - Engg	FY27 - Const	FY28	FY29	FY30	FY31	Funding Sources
Annual Detention Basin Maintenance	$ 100,000		$ 100,000	$ 100,000	$ 100,000	$ 100,000	General Fund (EXPENSE - 10.25.310.0000.548.05)
Annual Tree Replacement	$ 6,000	$ 75,000	$ 81,000	$ 81,000	$ 81,000	$ 81,000	General Fund (EXPENSE - 10.25.310.0000.548.05)
Annual Hazardous Sidewalk Replacement incl Czacki (include ADA improvements for years 26-30)	$ 30,000	$ 210,000	$ 250,500	$ 261,525	$ 273,100	$ 285,300	General Fund (EXPENSE - 10.25.310.0000.548.05)
Village Green Park - signage, fencing, landscaping		$ 26,000					TOD TIF Fund - Quality of Life (EXPENSE - 33.25.001.0000.565.20)
Outdoor Dining Safety Improvements		$ 18,000					TOD TIF Fund - Safety (EXPENSE - 33.25.001.0000.565.20)
Illinois St ADA sidewalk improvement (State to Main) - ADA Sidewalk - Phase I Eng	$ 125,700						TOD TIF - Safety (EXPENSE - 33.40.470.0000.523.50) - 80% STP $
Annual MFT Road Resurfacing - Engineering	$ 150,000		$ 115,000	$ 115,000	$ 115,000	$ 115,000	Infrastructure Fund (EXPENSE - 53.92.500.0000.604.05)
Annual MFT Road Resurfacing - Construction		$ 1,750,000	$ 892,500	$ 937,125	$ 983,980	$ 1,033,200	MFT Fund (EXPENSE - 24.25.310.5047.582.00) $1.4M/ Infrastructure Fund (EXPENSE - 53.92.500.0000.604.05) $350k
MWRD Sanitary Sewer Flow Monitoring	$ 150,000	$ 100,000					Water/Sewer Fund (EXPENSE - 70.72.370.0000.553.00) - Satori contribution?
IEPA Project #3 - Hydrodynamic Separator Downstream of CSO Outfall 003	$ -	$ 250,000					Water/Sewer Fund (EXPENSE - 70.72.370.0000.553.00); Unfunded mandate to be completed by 2026
Annual Inflow & Infiltration Improvements	$ 24,000	$ 126,000	$ 156,300	$ 162,915	$ 169,860	$ 177,200	Water/Sewer Fund (EXPENSE - 70.72.370.0000.553.00)
Miscellaneous Water Main installments	$ 100,000		$ 100,000	$ 100,000	$ 100,000	$ 100,000	Water/Sewer Fund (EXPENSE - 70.70.360.0000.552.00)
GIS Utility Surveying - Horizontal Location	$ 50,000		$ 50,000	$ 50,000	$ 50,000	$ 50,000	Water/Sewer Fund (50% each EXPENSE - 70.70.360.0000.523.60; 70.72.370.0000.523.60)
GIS Utility Surveying - Attributes	$ 50,000		$ 50,000	$ 50,000	$ 50,000	$ 50,000	Water/Sewer Fund (50% each EXPENSE - 70.70.360.0000.523.60; 70.72.370.0000.523.60)
Metra Pedestrian Crossing Improvements (Shipley)	$ 10,000		285,000	$ 550,000			Parking Lot Fund (EXPENSE - 76.40.470.0000.523.50)
OTHER PROJECTS TOTAL	**$ 795,700**	**$ 2,555,000**	**$ 2,080,300**	**$ 2,407,565**	**$ 1,922,940**	**$ 1,991,700**	

FY 28 - FY 31 projects	FY27 - Engg	FY27 - Const	FY28	FY29	FY30	FY31	Funding Sources
I&M Canal Restoration - Hydraulic Study - Section 219 Environmental Infrastructure			$ 300,000				I&M TIF - Quality of Life; 75% Army Corp
Bridge Repairs Stephen Street (portion over I&M Canal)			$ 200,000				I&M TIF Fund - Safety
Purchase of 19/21 Stephen St, Demolition of 11/13 and 19/21 Stephen St properties			$ 260,000				I&M TIF Fund - Quality of Life
Main St Shared Use Path (Shipley)				$ 150,000	$ 190,000	$ 2,000,000	Main & Maley TIF Fund - Safety
Drainage Ditch Logan to Cass			$ 300,000				Infrastructure Fund - Infrastructure
Sidewalk at 127th east of Ashbury - Marble Landing			$ 50,000				Infrastructure Fund - Safety; Developer contribution to be spent by FY2029
Illinois St ADA sidewalk improvement (State to Main) - Structural Wall Repair - Phase I Eng			$ 204,000				Infrastructure Fund -Safety - Still waiting on grading of this application - 80% STP $ (not village owned)
Illinois St ADA sidewalk improvement (State to Main) - ADA Sidewalk - Phase II Eng			$ 125,700				Infrastructure Fund -Safety - Still waiting on grading of this application - 80% STP $ (not village owned)
5th St Improvements			$ 30,000	$ 250,000			Infrastructure Fund - Infrastructure
Freehauf Sidewalk Completion State Street to Hillview Drive - could be included in Safe Routes to School grants			$ 21,000	$ 110,000			Infrastructure Fund -Safety
Centennial Trail Loop (West of I-355) (Terra)			$ 15,000	$ 30,000	$ 300,000	$ 50,000	Infrastructure Fund - Quality of Life
Bluff Rd/Old Lemont Rd Improvements traffic signals (Shipley)			$ 125,000	$ 225,000	$ 1,400,000	$ 1,500,000	Infrastructure Fund - Safety; Federal STP/State funding $528,000
Bell Rd Bicycle/Pedestrian Improvements (Shipley)			$ 150,000	$ 450,000	$ 900,000	$ 1,100,000	Infrastructure Fund - Safety; Federal STP/State funding $441,600
Illinois St ADA sidewalk improvement (State to Main) - ADA Sidewalk - Phase III Eng				$ 150,000			Infrastructure Fund -Safety - Still waiting on grading of this application - 80% STP $ (not village owned)
Illinois St ADA sidewalk improvement (State to Main) - ADA Sidewalk - Construction				$ 173,805			Infrastructure Fund -Safety - Still waiting on grading of this application - 80% STP $ (not village owned)
Illinois St ADA sidewalk improvement (State to Main) - Structural Wall Repair - Phase II Eng				$ 255,000			Infrastructure Fund -Safety - Still waiting on grading of this application - 80% STP $ (not village owned)
Safe Routes to School - District 113A - Phase II				$ 37,500	$ 212,500		100% reimbursed if Village receives grant, not sure how you want that shown, add local funds to complete? $515k EOPC
McCarthy Rd Bicycle/Pedestrian Improvements Phase III (east of Gleneagles to Bell Rd) (Shipley)				$ 75,000	$ 125,000	$ 1,880,000	Infrastructure Fund - Safety; Federal STP/State funding $144,000
New Avenue at Industrial Drive Rail Improvements (Shipley)				$ 50,000	$ 110,000	$ 1,280,000	Infrastructure Fund - Safety; construction State grant??
Illinois St ADA sidewalk improvement (State to Main) - Structural Wall Repair - Phase III Eng					$ 255,000		Infrastructure Fund -Safety - Still waiting on grading of this application - 80% STP $ (not village owned)
Illinois St ADA sidewalk improvement (State to Main) - Structural Wall Repair - Construction					$ 340,000		Infrastructure Fund -Safety - Still waiting on grading of this application - 80% STP $ (not village owned)
Quiet Zone (Shipley)					$ 75,000	$ 675,000	Infrastructure Fund - Safety
IEPA Project #4 - Post Construction Sampling of I&M Canal & Hydrodynamic Separator			$ 12,000				Water/Sewer Fund (Expense); Unfunded mandate to be completed by 2027 (sampling)
Bell Rd Water Main Extension to First Nazarene Church			$ 35,000	$ 305,000			Water/Sewer Fund - Infrastructure
Bell Rd Sanitary Sewer Extension to First Nazarene Church			$ 35,000	$ 305,000			Water/Sewer Fund - Infrastructure
Inflow and Infiltration Control Program - Post Flow Monitoring Improvements			$ 250,000	$ 250,000	$ 250,000	$ 250,000	Water/Sewer Fund - Infrastructure
Separation of combined sewers					$ 250,000	$ 250,000	Water/Sewer Fund - Infrastructure
FY28-FY31 PROJECTS TOTAL			**$ 2,112,700**	**$ 2,816,305**	**$ 4,407,500**	**$ 8,985,000**	
GRAND TOTAL	**$ 2,409,916**	**$ 10,230,000**	**$ 14,296,530**	**$ 16,432,082**	**$ 16,395,640**	**$ 12,167,240**	

418 Main Street | Lemont, IL 60439

TO:	Village Board Committee of the Whole Meeting
FROM:	Darshana Prakash, Finance
THROUGH:	George Schafer, Village Administrator Ralph Pukula, Public Works Director
SUBJECT:	Amending Title 13, Chapter 13.08 (Water Meters and Water Rates) and Chapter 13.09 (Sewer Rates) of the Municipal Code of the Village of Lemont
DATE:	February 16, 2026

SUMMARY/BACKGROUND
Staff is recommending amending Title 13, Chapters 13.08 and 13.09 to provide further clarity and to codify current practices. Several red line edits include when and to whom an unpaid balance can be transferred, what documents are acceptable for a senior discount and for a payment plan, etc.

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Discuss the recommended revisions.

BOARD ACTION REQUESTED
Discuss the recommended revisions.

ATTACHMENTS
Ordinance Amending Title 13 Chapters 13.08 13.09 - DRAFT for 02.16.26 COW.pdf

VILLAGE OF LEMONT

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 13, CHAPTER 13.08 (WATER METERS AND WATER RATES) AND CHAPTER 13.09 (SEWER RATES) OF THE MUNICIPAL CODE OF THE VILLAGE OF LEMONT

Adopted by the President and Board of Trustees
Of the Village of Lemont
This 23rd Day of February, 2026

Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village
Of Lemont, Cook, DuPage, and Will
Counties, Illinois this 23rd day of February, 2026

ORDINANCE NO. 0- -26

AN ORDINANCE AMENDING TITLE 13, CHAPTER 13.08 (WATER METERS AND WATER RATES) AND CHAPTER 13.09 (SEWER RATES) OF THE MUNICIPAL CODE OF THE VILLAGE OF LEMONT

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

WHEREAS, the President and Board of Trustees of the Village of Lemont (the "Corporate Authorities") may from time to time amend the text of the Village Code when it is determined to be in the best interests of the residents of the Village; and

WHEREAS, the Corporate Authorities find that it is in the best interest of the Village to amend the Village Code provisions in Title 13, Chapters 13.08 and 13.09, respectively; and

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

SECTION 1: That the above recitals are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

SECTION 2: The Village Code, as amended, is further amended in Title 13, Chapter 13.08 (Water Meter and Water Rates) and Chapter 13.09 (Sewer Rates), with additions in underlined text and deletions in ~~strikethrough~~ as follows:

13.08.060. Water rates; definitions.

~~(a) The water rates or charges for all property upon which any building has been or may be hereafter erected, having a connection with the village water system, shall be based upon the amount of water consumed, as indicated by the water meters, in accordance with the schedule and rates in the amount established in the annual fee ordinance.~~

(~~b~~a) For purposes of this ~~section and sections 13.04.070 and 13.04.080~~chapter, the following definitions will apply:

Business means a proprietorship, partnership, corporation, association (profit or nonprofit), or state, county, township or municipal entity which provides services, labor, manufactured goods, equipment, merchandise, edibles or consumer goods in return for compensation or for the good of the general public. A single business building contains one business. A multiple business building contains two or more businesses.

Multiple-family residence means a building containing two or more dwelling units.

Residential business building means a building having at least one dwelling unit and at least one business unit.

Single-family residence means a building containing one dwelling unit.

(~~a~~b) The water rates or charges for all property upon which any building has been or may be hereafter erected, having a connection with the village water system, shall be based upon the amount of water consumed, as indicated by the water meters, in accordance with the schedule and rates in the amount established in the annual fee ordinance.

(Code 1964, § 11.305; Code 1988, § 13.08.060)

13.08.070. Billing procedure; late fee; dishonored check; senior citizen discount.

(a) Bills for water used shall be sent every two months based on actual meter readings. If an actual meter reading cannot be obtained, an estimated bill will be sent.

(b) All bills for water used shall be in the name of the owner, tenant or occupant of the building or unit.

The owner of the property being provided municipal utility service~~, the occupant thereof~~ and the customer who uses the municipal utilities shall be

jointly and severally liable for payment of any bill rendered by the village for such service or use.

Where a renter has vacated or abandoned the property to which the municipal utility service is being supplied, and no new renter is in possession, then the municipal utility service account balance for the property shall be transferred to and in the name of the owner of the property.

(b) If the owner of the property moves from one address to another within the village, the unpaid balance will be transferred to the new address.

(c) A tenant's unpaid balance will be transferred to the landlord's residential account if the landlord resides within the village.

(~~c~~d) The base (fixed) fee on water is applicable on all water bills whether water service is on or off. Base (fixed) fee ~~on water~~ will not be pro-rated.

(~~d~~e) For customer accounts that have more than one dwelling unit, the base (fixed) fee is assessed per dwelling unit. Number of dwelling units within a customer account is determined by the Building Department.

(f~~e~~) The net amount of all water bills is due and payable in full ~~upon receipt of such bill~~by the due date. Any bill paid after the 20th day of the billing month will have a late charge of ten percent (10%) of the unpaid current bill added to the bill amount. One (1) late charge over a 12 ~~bill~~ month period may be waived by the Finance Director or designee at the request of the customer. Additional late charges may be waived by the Village Administrator or designee only in extenuating circumstances at the written request of the customer. The decision to grant additional waiver of late charges rests solely with the Village Administrator or designee.

(g~~f~~) Any ~~customer who presents a check~~payment made to the Village which is subsequently returned by the customer's bank for any reason shall be subject to charges and fees set forth in the annual fee ordinance.

(h~~g~~)There shall be a senior citizen discount in the amount established in the annual fee ordinance. The discount is only applicable to the dwelling unit in which the senior citizen resides. To obtain the discount, the senior citizen must ~~present~~ provide: ~~the following documents:~~

(1) Proof of age, being 65 years or older;

(2) Proof of ~~Ownership~~ ownership and primary residency of the property~~; or~~

~~(3) Proof of residency, including rental agreement in individually metered rental unit.~~

Acceptable documents as proof are:~~-~~

- Property tax bill
- Property closing documents
- Lease agreement
- Quit Claim Deed

(Code 1988, § 13.08.070)

13.08.080. Delinquent payment; service shutoff conditions.

(a) In the event the customer fails to pay the water bill or any portion, including delinquent charges, within 30 days after the charges therefore become due and owing, it shall be the duty of the Director of Public Works to shut off the water service to the building, provided proper notice is given to the customer.

(b) Before the Director of Public Works can ~~shut off the~~discontinue water services, the customer at the dwelling unit must be properly notified by telephone, personal delivery or certified U.S. mail with return receipt~~.~~, at least eight days prior to the actual date of shutoff of services. The notice must state ~~the reason for the shutoff and~~ the date the shutoff will occur, as well as charges for the resumption of the services after the services have been discontinued on account of such default. The notice must ~~also give~~provide reference to this Ordinance which includes information ~~about~~ on the right of an appeal and the procedure for pursuing such appeal. If the certified mail is returned to the village as undeliverable or unaccepted, posting notice on the dwelling unit or building shall be sufficient notice for purposes of this section.

(c) To appeal the shutoff of services, the customer must notify the Director of Public Works in writing before the actual shutoff date. If the owner notifies the Director of Public Works in writing, the Director shall place the owner on the agenda for the next regularly scheduled committee meeting, at which time the Village Board shall decide whether or not all or part of the water services shall be shut off.

(d) The village may provide for a hardship payment plan for all outstanding water bills.

(1) In order to ~~request~~ qualify for a payment plan, the customer must provide proof of eligibility and/or guaranteed financial assistance from the Lemont Township or LIHEAP (Low Income Home Energy Assistance Program) ~~other~~ financial assistance programs.

(2) A payment plan can only be offered once in a three year period.

(~~2~~3) If a customer qualifies under subsection (1) above, the Finance Director or designee shall place the qualified customer on a hardship payment plan, with the following terms:

a. Make a down payment of 40 percent of the total charges for water (including past due and current charges);

b. Pay the remaining 60 percent of the unpaid water bills in full within 90 days, over three separate equal monthly payments; and

~~c. Remain current with all other debt due and owing to the village, and all current and future water bills not subject to this section; and~~

~~d~~c. Make timely payments on current and future bills.~~time.~~

(e) If the customer fails to comply with or otherwise defaults on the requirements of the hardship payment plan, all utility bills in arrears shall be immediately due and payable. Upon nonpayment, the Village reserves the right to discontinue water service. The water service can be reconnected only after full payment of balance on account, including the reconnection fee per the annual fee ordinance.

(f) Nothing in this section shall be construed as a waiver of the village's ability to collect unpaid water bills or other debt, lien any property or seek any judgment as authorized by the Illinois Municipal Code (65 ILCS 5/1 et seq.) or the Lemont, Illinois Municipal Code.

(g) When any service is shut off, it shall not be ~~renewed~~ reconnected except upon payment of all amounts in arrears, ~~and a~~including a ~~turn on~~reconnection fee in the amount established in the annual fee ordinance ~~is paid~~. Any water supply that has been ~~shut off~~discontinued due to ~~delinquent~~ nonpayment of bills will be ~~turned on~~reconnected only on weekdays Monday through Friday ~~only~~ between the hours of 7:30 a.m. and 4:00 p.m.

(Code 1964, § 11.307; Code 1988, § 13.08.080; Ord. No. O-60-13, § 1, 12-9-2013)

13.08.090. Notice of delinquency; lien claim.

(a) Whenever a bill for water service remains unpaid 30 days after it has been rendered, the Village may take whatever action is lawful and necessary to collect delinquent accounts, including, without limitation, termination of service, hiring a collection agency, until the delinquent account has been paid in full, including any service charges and costs of collection.

(b) Whenever a bill for water service remains unpaid 30 days after it has been rendered, the village reserves the right to file with the county recorder of deeds a statement of lien claim. This statement shall contain the legal description of the premises served, the amount of the unpaid bill, and a notice that the village claims a lien for this amount, as well as for all charges for water subsequent to the period covered by the bill as well as lien processing and recording fees.

(c) If the consumer of watercustomer whose bill is remains unpaid is not the owner of the premises, the village, shall mail the notice of lien claim to the owner of the premises.

(d) The failure of the village to record such lien claim or to mail such notice, or the failure of the owner to receive such notice, shall not affect the right to foreclose the lien for unpaid water bills as mentioned in this section.

(Code 1964, § 11.309; Code 1988, § 13.08.090)

13.08.100. Foreclosure; collection of lien.

Property subject to a lien for unpaid water charges shall be sold for nonpayment of the same, and the proceeds of the sale shall be applied to pay the charges, after deducting costs, as is the case in the foreclosure of statutory liens. Such foreclosure shall be by bill in equity in the name of the village. The village attorney is authorized and directed to institute such proceedings in the name of the village in any court having jurisdiction over such matters, against any property for which the bill for water has remained unpaid 30 days after it has been rendered.

(Code 1964, § 11.310; Code 1988, § 13.08.100)

13.09.020. Sewer rates; definitions.

~~(a) The sewer rates or charges for all property upon which any building has been or may be hereafter erected, having a connection with the village sewer system, shall unless otherwise indicated, be based upon the amount of water consumed, as indicated by the water meters, in accordance with the annual fee ordinance.~~

(~~b~~a) For ~~the~~ purpose~~s~~ of this chapter, the following definitions will apply:

Business means a proprietorship, partnership, corporation, association (profit or nonprofit), or state, county, township or municipal entity which provides services, labor, or manufactures goods, equipment, merchandise, edibles or consumer goods in return for compensation or for the good of the general public. A single-business building contains one business. A multiple-business building contains two or more businesses.

Multiple-family residence means a building containing two or more dwelling units.

Residential business building means a building having at least one dwelling unit and at least one business unit.

Single-family residence means a building containing one dwelling unit.

(~~a~~b) The sewer rates or charges for all property upon which any building has been or may be hereafter erected, having a connection with the village sewer system, shall unless otherwise indicated, be based upon the amount of water consumed, as indicated by the water meters, in accordance with the annual fee ordinance.

(Code 1988, § 13.09.020)

13.09.030. Billing procedure; late fee, dishonored check, senior citizen discount.

(a) Bills for sewer use shall be sent every two months. For commercial customers, ~~Usage~~ usage is based on actual water meter readings. If an actual water meter reading cannot be obtained, an estimated bill will be sent.

(b) All bills for sewer use shall be in the name of the owner, tenant or occupant of the building or unit.

The owner of the property being provided municipal utility service, ~~the occupant thereof~~ and the customer who uses the municipal utilities shall be jointly and severally liable for payment of any bill rendered by the village for such service or use.

Where a renter has vacated or abandoned the property to which the municipal utility service is being supplied, and no new renter is in possession, then the municipal utility service account for the property shall be transferred to and in the name of the owner of the property.

(c) The base (fixed) fee on sewer is applicable on all sewer bills whether water service is on or off. The base (fixed) fee will not be pro-rated.

(d) For customer accounts that have more than one dwelling unit, the base (fixed) fee is assessed per dwelling unit. Number of dwelling units within a customer account is determined by the Building Department.

(e) The net amount of the sewer bill is due and payable in full ~~upon receipt of such bill~~by the due date. Any bill paid after the 20th day of the billing month will have a late charge of ten percent (10%) of the unpaid bill added to the bill amount. One (1) late charge over a 12 month period may be waived by the Finance Director or designee at the request of the customer. Additional late charges may be waived by the Village Administrator or designee only in extenuating circumstances at the written request of the customer. The decision to grant additional waiver of late charges rests solely with the Village Administrator or designee.

~~One (1) late charge over a 12 bill period may be waived by the Finance Director or designee at the request of the customer. Additional late charges may be waived by the Village Administrator or designee only in extenuating circumstances at the written request of the customer. The decision to grant additional waiver of late charges rests solely with the Village Administrator or designee.~~

(f) Any ~~customer who presents a check~~payment made to the Village which is subsequently returned by the customer's bank for any reason shall be subject to charges and fees set forth in the annual fee ordinance.

(g) There shall be a senior citizen discount in the amount established in the annual fee ordinance. The discount is only applicable to the dwelling unit in which the

senior citizen resides. To obtain the discount, the senior citizen must provide ~~present the following documents~~:

(1) Proof of age, being 65 years or older;

(2) Proof of Ownership and primary residency of the property~~; or~~

~~(3) Proof of residency, including rental agreement in individually metered rental unit.~~

Acceptable documents as proof are:

- Property tax bill
- Property closing documents
- Lease agreement
- Quit Claim Deed

(Code 1988, § 13.09.030)

13.09.040. Delinquent payment; service shutoff conditions.

(a) In the event the customer fails to pay the sewer bill or any portion, including delinquent charges, within 30 days after the charges therefore become due and owing, it shall be the duty of the director of public works to shut off the water and service to the building, provided proper notice is given to the customer.

(b) Before the Director of Public Works can ~~shut off of~~discontinue the water or sewer services, the customer at the dwelling unit or units must be properly notified by telephone, personal delivery or certified U.S. mail with return receipt~~.~~, at least eight days prior to the actual date of shutoff of services. The notice must state ~~the reason for the shutoff and~~ the date the shutoff will occur, as well as charges for the resumption of the services after the services have been discontinued on account of such default. The notice must provide reference to this Ordinance which includes ~~also give~~ information about the right of an appeal and the procedure for pursuing such appeal. If the certified mail is returned to the village as undeliverable or unaccepted, posting notice on the dwelling unit or building shall be sufficient notice for purposes of this section.

(c) To appeal the shutoff of services, the customer must notify the Director of Public Works in writing before the actual shutoff date. If the owner notifies the

Director of Public Works in writing, the Director shall place the owner on the agenda for the next regularly scheduled committee meeting, at which time the Village Board shall decide whether or not all or part of the water services shall be shut off.

(d) The village may provide for a hardship payment plan for all outstanding water bills.

(1) In order to ~~request~~ qualify for a payment plan, the customer must provide proof of eligibility and/or guaranteed financial assistance from the Lemont Township or LIHEAP (Low Income Home Energy Assistance Program) ~~other~~ financial assistance programs.

(2) A payment plan can only be offered once in a three year period.

(~~2~~3) If a customer qualifies under subsection (1) above, the Finance Director or designee shall place the qualified customer on a hardship payment plan, with the following terms:

a. Make a down payment of 40 percent of the total charges for water (including past due and current charges);

b. Pay the remaining 60 percent of the unpaid water bills in full within 90 days, over three separate equal monthly payments; and

~~c. Remain current with all other debt due and owing to the village, and all current and future water bills not subject to this section; and~~

~~d~~c. Make timely payments on current and future bills~~time~~.

(e) If the customer fails to comply with or otherwise defaults on the requirements of the hardship payment plan, all utility bills in arrears shall be immediately due and payable. Upon nonpayment, the Village reserves the right to discontinue water service. The water service can be reconnected only after full payment of balance on account, including the reconnection fee per the annual fee ordinance.

(f) Nothing in this section shall be construed as a waiver of the Village's ability to collect unpaid utility bills or other debt, lien any property or seek any judgment as authorized by the Illinois Municipal Code (65 ILCS 5/1 et seq.) or the Lemont, Illinois Municipal Code.

(g) When any service is ~~shut off~~discontinued, it shall not be ~~renewed~~ reconnected except upon payment of all amounts in arrears, ~~and a~~including a ~~turn on~~reconnection fee in the amount established in the annual fee ordinance ~~is~~

~~paid~~. Any water ~~or sewer~~ supply which has been ~~shut off~~discontinued due to ~~delinquent~~ nonpayment of bills will be ~~turned on~~reconnected only on weekdays Monday through Friday, between the hours of 7:30 a.m. and 4:00 p.m.

(Code 1988, § 13.09.040)

13.09.050. Notice of delinquency; lien claim.

(a) Whenever a bill for sewer service remains unpaid 30 days after it has been rendered, the Village may take whatever action is lawful and necessary to collect delinquent accounts, including, without limitation, termination of service, hiring a collection agency, until the delinquent account has been paid in full, including any service charges and costs of collection.

(b) If a customer moves from one address to another within the village, the unpaid balance will be transferred to the new address.

(c) A tenant's unpaid balance will be transferred to the landlord's residential account if the landlord resides within the village.

(~~b~~d) ~~-~~Whenever a bill for ~~water~~sewer service remains unpaid 30 days after it has been rendered, the village reserves the right to file with the county recorder of deeds a statement of lien claim. This statement shall contain the legal description of the premises served, the amount of the unpaid bill, and a notice that the village claims a lien for this amount, as well as for all charges for sewer subsequent to the period covered by the bill as well as lien processing and recording fees~~.~~

(~~c~~e) If the ~~sewer~~ customer whose bill ~~is~~ remains unpaid is not the owner of the premises, the village shall mail the notice of lien claim to the owner of the premises.

(~~d~~f) The failure of the village to record such lien claim or to mail such notice, or the failure of the owner to receive such notice, shall not affect the right to foreclose the lien for unpaid ~~sewer~~ bills as mentioned in this section.

(Code 1988, § 13.09.050)

13.09.060. Foreclosure; collection of lien.

Property subject to a lien for unpaid ~~sewer~~ sewer charges shall be sold for nonpayment of the same, and the proceeds of the sale shall be applied to pay

the charges, after deducting costs, as is the case in the foreclosure of statutory liens. Such foreclosure shall be by bill in equity in the name of the village. The village attorney is authorized and directed to institute such proceedings in the name of the village in any court having jurisdiction over such matters, against any property for which the bill ~~for sewer~~for sewer ~~-~~has remained unpaid 30 days after it has been rendered.

(Code 1988, § 13.09.060)

SECTION 3: Those provisions of the Village Code that have not been expressly amended by this Ordinance shall remain in full force and effect.

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

SECTION 5: All Ordinances, Resolutions, Motions or Orders in conflict with this Ordinance are hereby repealed to the extent of this Ordinance.

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

ADOPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS 23rd DAY OF FEBRUARY 2026.

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

Approved:

_____
John Egofske, Village President

Attest:

_____
Charlene M. Smollen, Village Clerk