Village of Lemont

VILLAGE BOARD COMMITTEE OF THE WHOLE MEETING
May 18, 2026 – 6:30 PM
Village Hall
AGENDA

I. Call to Order

II. Roll Call

III. Discussion Items

III.A Discussion of Case 2023-07 JB Hunt (Major Amendment)

III.B Grand Prairie Water Commission Intermediate Pump Station - 12550 Bell Road

III.C Intermediate Pump Station - 12550 Bell Road - Intergovernmental Agreement Between Grand Prairie Water Commission and Village of Lemont

III.D Discussion Regarding Potential U.S. Census Bureau Special Census

III.E Village Board Advocacy Efforts Direction

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

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 2023-07 JB Hunt (Major Amendment)
DATE: May 18, 2026

SUMMARY/BACKGROUND
J.B. Hunt Transport, Inc. is requesting approval of a Major Planned Unit Development (PUD) Amendment for the approximately 35-acre freight transportation facility located at 13275, 13335, and 13337 Main Street. The Preliminary PUD and Plat were approved by Ordinance O-39-23 on September 11, 2023, and the Final PUD was approved by Ordinance O-22-24 on June 10, 2024. The site is currently under construction with active building and site development permits for the approved freight transportation facility.

As construction has progressed, the petitioner identified the need for an on-site truck wash bay to support facility operations. The request includes a building addition on the northwest corner of the existing building to accommodate the wash bay using materials consistent with the existing building, including masonry and metal siding, with no changes proposed to site access, circulation, or the overall site layout.

The proposed addition increases the non-residential floor area beyond the threshold permitted for a minor amendment under Section 17.08.090 of the Unified Development Ordinance, so the request is classified as a Major PUD Amendment requiring public notice, a recommendation from the Planning & Zoning Commission, and final approval by the Village Board.

ANALYSIS
Comprehensive Plan
The major amendment to the PUD is compatible with the Lemont 2030 Comprehensive Plan.

Planning & Zoning Commission
The Planning & Zoning Commission held a public hearing on May 6, 2026 to review the request with no public comment received. Discussion from the Commission primarily focused on the operational status of the facility, with the petitioner confirming the site is not yet operational. Commissioners noted they had not observed truck traffic associated with the development in the downtown area. The PZC also confirmed the wash bay addition would require a separate building permit.

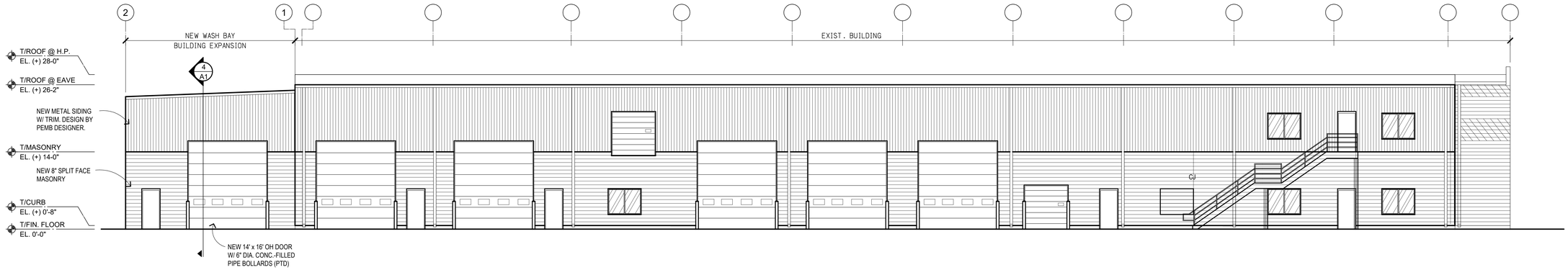
Following the brief discussion, the PZC voted (7-0) to recommend approval of the Major Amendment to the PUD for JB Hunt. The PZC minutes are not available at this time and will fall under a separate cover.

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
Elevation Plan
Elevation Rendering
PUD Site Plan with Washbay
PZC Staff Memo, Analysis and Attachments



WEST ELEVATION

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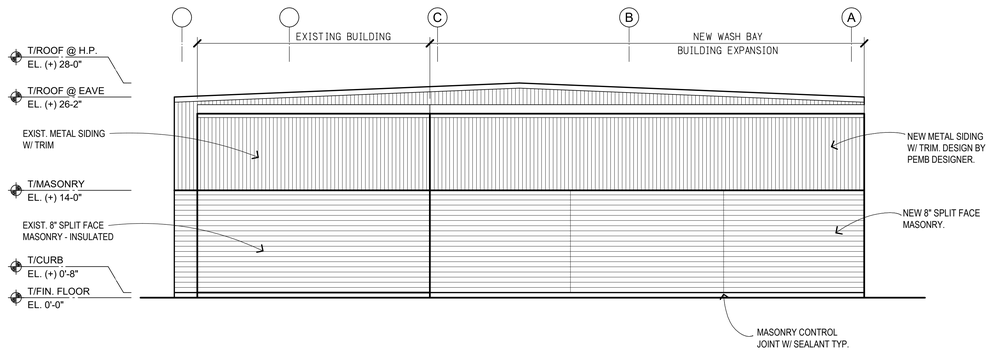
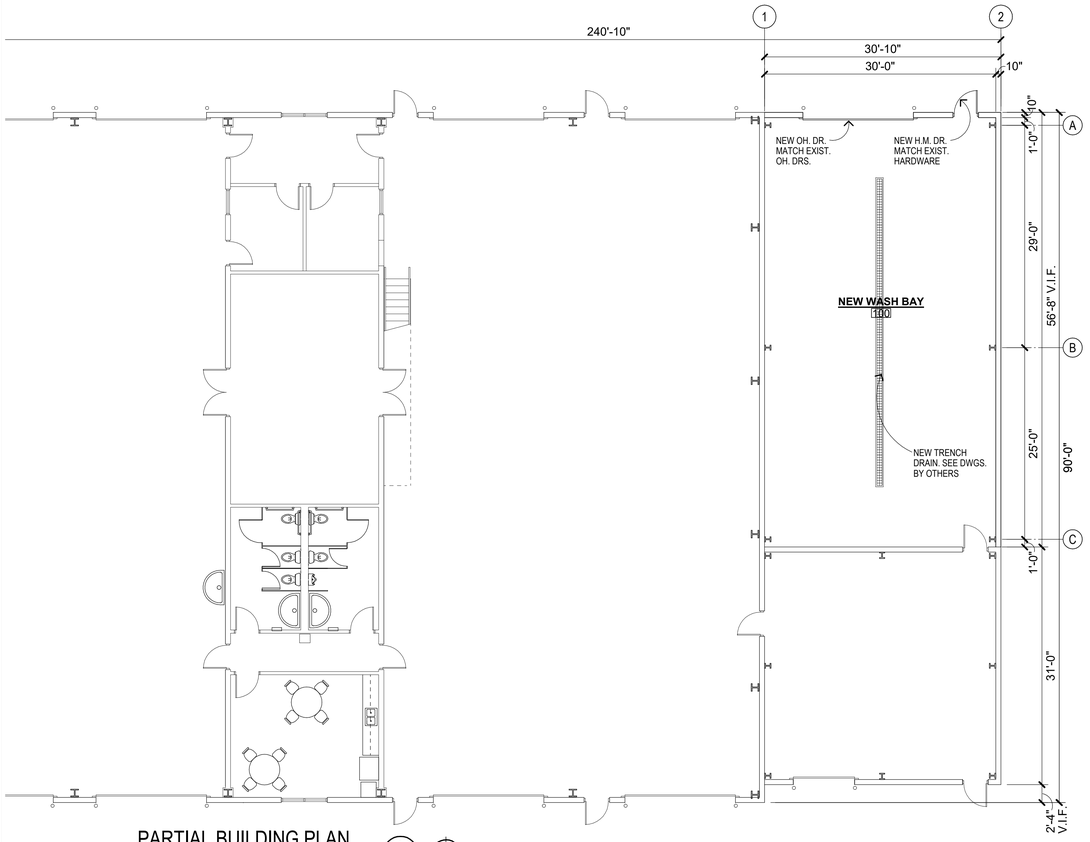


SOUTH ELEVATION

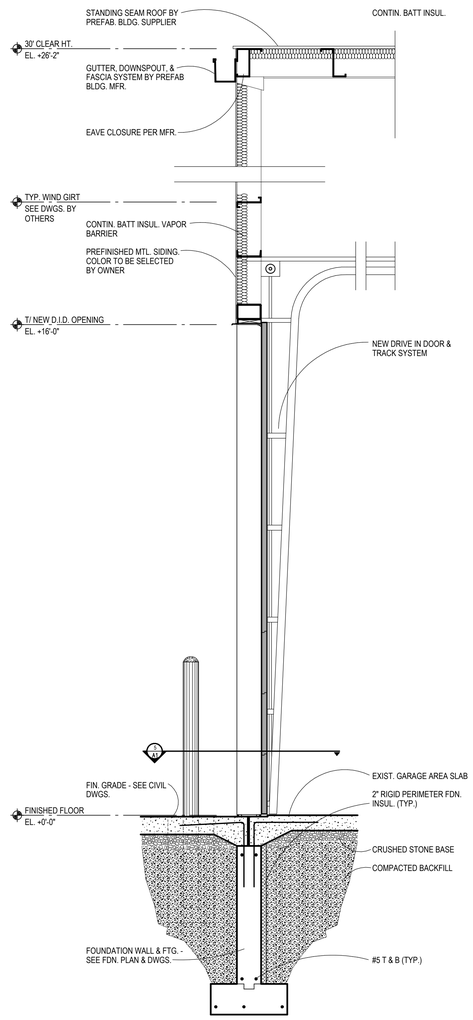
SCALE: 1"=40'-0" (2 / A1)



PARTIAL BUILDING PLAN

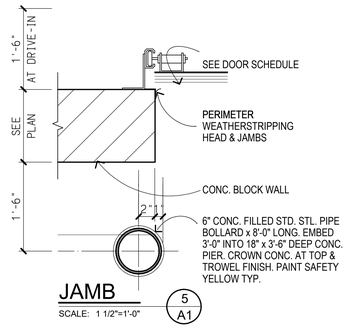
SCALE: 1/8"=1'-0" (3 / A1)

PLAN NORTH



WALL SECTION

SCALE: 3/8" = 1'-0" (4 / A1)



JAMB

SCALE: 1 1/2"=1'-0" (5 / A1)

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EXISTING BUILDING IMPROVEMENTS FOR:

JB HUNT

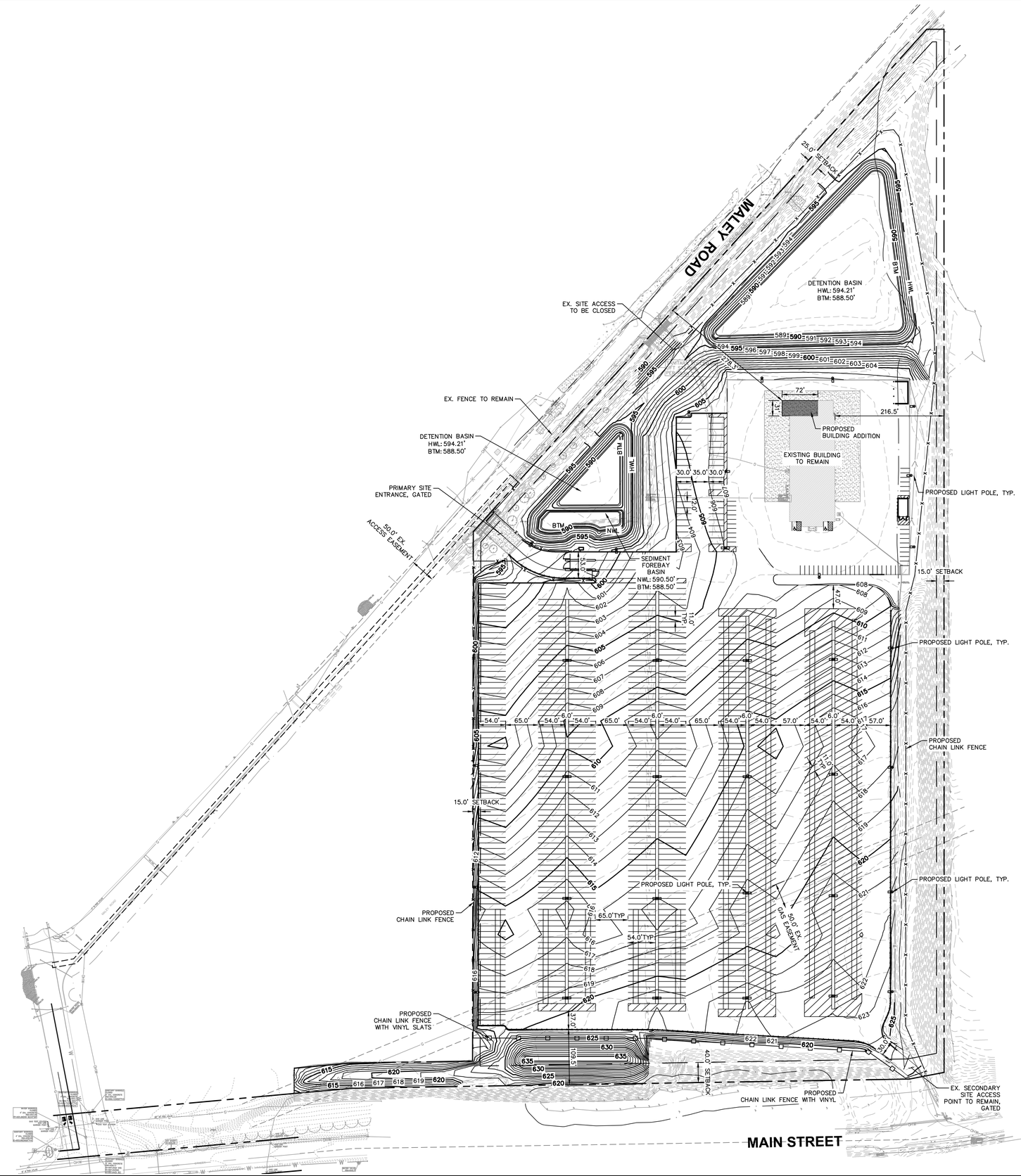
13275 MAIN STREET, LEMONT, ILLINOIS

09-25-2024
ISSUED FOR PERMIT

PROJECT NO.
224010
DRAWN BY:
RRIII
DATABASE:
224010_BLDG.DB

SHEET NO.
A1.0
1 OF * SHEETS





P.I.N. 22-14-300-042
22-14-300-043
22-14-300-044

OWNER:
705-A NORTH BLOOMINGTON STREET
LOWELL, AR 72745
TEL: (479) 659-8508
CONTACT: DEREK KENNEMER

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED 8' CHAIN LINK FENCE
- PROPOSED 8' CHAIN LINK FENCE WITH VINYL SLATS

SITE DATA

SITE AREA:	35.02 AC
PROPOSED IMPERVIOUS AREA:	21.46 AC
MAX. LOT COVERAGE:	70%
PROPOSED LOT COVERAGE:	61%
EXISTING ZONING:	M-3
PROPOSED ZONING:	M-3
TOTAL EXISTING BUILDING SQUARE FOOTAGE:	28,000 SF
EXISTING BUILDING FOOTPRINT SQUARE FOOTAGE:	20,280 SF
TOTAL PROPOSED BUILDING SQUARE FOOTAGE:	30,200 SF
PROPOSED BUILDING FOOTPRINT SQUARE FOOTAGE:	22,480 SF
MAX. BUILDING HEIGHT:	35'
EXISTING BUILDING HEIGHT:	+/- 29'
MAX. FLOOR AREA RATIO:	0.80
PROPOSED FLOOR AREA RATIO:	0.02
PROPOSED TRAILER PARKING:	624 SPACES
PROPOSED TRACTOR PARKING:	41 SPACES
EXISTING PASSENGER VEHICLE PARKING TO REMAIN:	47 SPACES
EXISTING ADA PARKING TO REMAIN:	2 SPACES

NO.	REVISIONS	DATE	BY
1	IFC SET	06/17/25	KCO
2	SITE CMP SET	03/04/25	KCO
3	WSCSWCD SUBMITTAL	07/18/24	ALG
4	CITY COMMENTS	07/12/24	KCO
5	VILLAGE SUBMITTAL	06/04/24	KCO
6	MWRD COMMENTS	04/19/24	TRE
7	MWRD COMMENTS	03/27/24	KCO

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9990
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KCO
DRAWN BY: TRW
CHECKED BY: TRE

J.B. HUNT

PUD FINAL PLAN

J.B. HUNT LEMONT DEVELOPMENT

13275, 13335, AND 13337 MAIN STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 10/27/2023
KHA PROJECT NO. 268419000
SHEET NUMBER
1 OF 1

Drawing name: K:\CHS_LDEV\268419000_JB Hunt_ Lemont_ILV2 Design\CAD\Exhibits\Final PUD Site Plan with Westbay.dwg 1 OF 1 Mar 10, 2026 5:15pm by Kayla.OSullivan
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STAFF REPORT
TO: Planning & Zoning Commission
FROM: Jamie Tate, AICP, Consulting Planner
THRU: Jason Berry, CEcD AICP, Community & Economic Development Director

CASE NUMBER & NAME
2023-07 JB Hunt

APPLICANT/PROPERTY OWNER
JB Hunt Transport, Inc.

DATE
May 6, 2026

PROPERTY ADDRESS/LOCATION
13275, 13335 & 13337 Main Street

BRIEF SUMMARY OF REQUEST

J.B. Hunt Transport, Inc. is requesting approval of a Major Planned Unit Development (PUD) Amendment for the approximately 35-acre freight transportation facility located at 13275, 13335, and 13337 Main Street, with primary access from Maley Road. The Preliminary PUD and Plat were approved by Ordinance O-39-23 on September 11, 2023, and the Final PUD was approved as O-22-24 on June 10, 2024. The site is currently under construction with active site development and building permits in place.

The request includes an addition to accommodate a truck wash bay on the northwest corner of the existing building. The addition will utilize materials consistent with the existing building, including masonry and metal siding. The proposal complies with applicable setback, bulk, and height requirements of the UDO. No changes to site access, circulation, or overall site layout are proposed.

While the use remains consistent with the approved freight transportation facility, the addition increases the non-residential floor area beyond the threshold for a minor amendment. Pursuant to Section 17.08.090 of the UDO, the request is therefore classified as a Major PUD Amendment and requires public review, a recommendation from the Planning & Zoning Commission, and approval by the Village Board.



Source: Cook County Oblique Aerials 3-9-2026

ZONING	EXISTING LAND USE	SURROUNDING LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
M-3, Heavy Manufacturing District	JB Hunt facility under construction	The subject property is surrounded by vacant industrial land and existing industrial land with truck and trailer parking.	Recommendation to approve the Major PUD Amendment	35.02-acres

DEVELOPMENT UPDATE

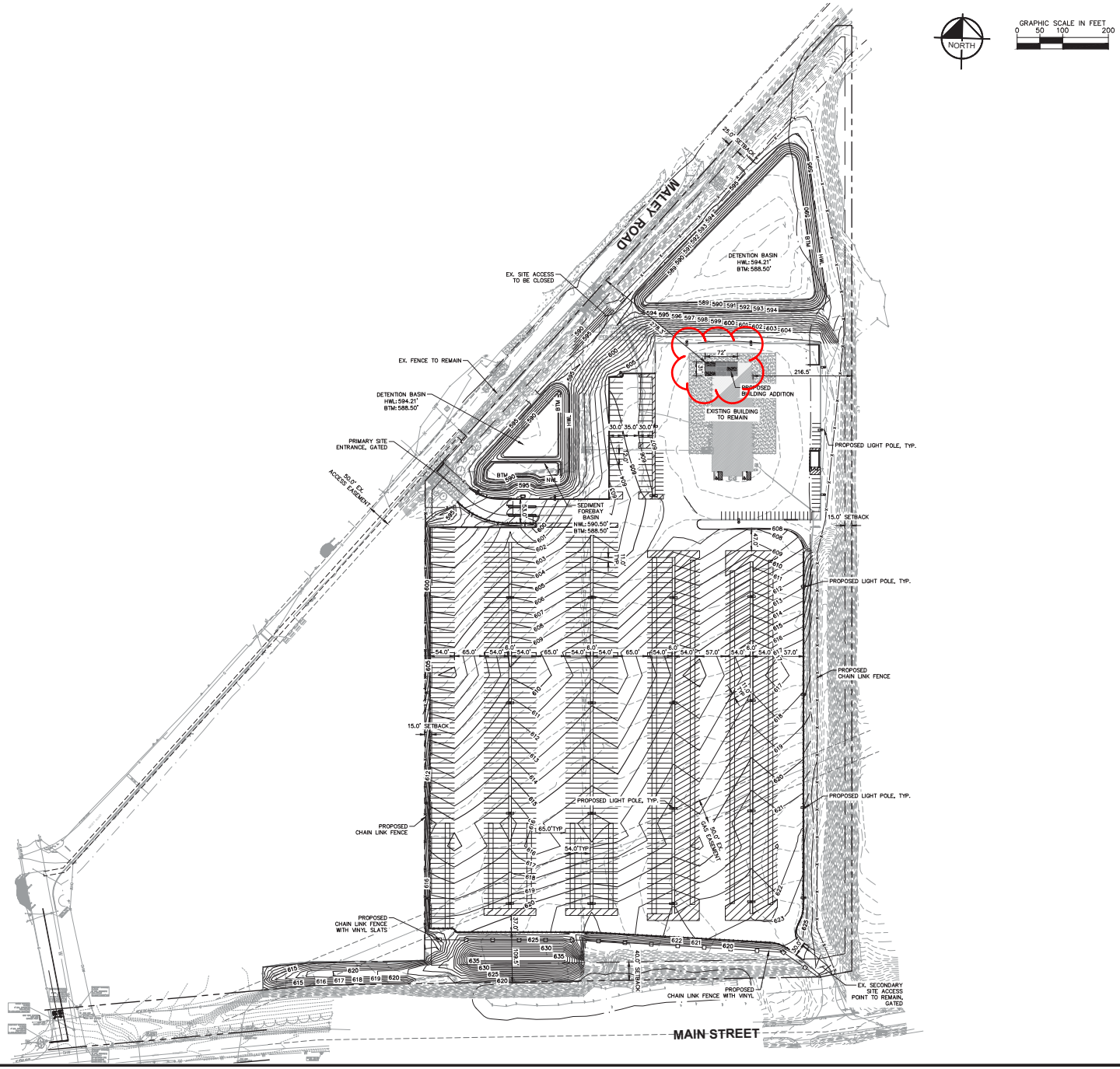
The J.B. Hunt transportation facility is currently under construction. Site improvements are actively progressing, including installation of drive aisles and parking areas, with site lighting largely in place. The development is being constructed in accordance with the previously approved Planned Unit Development (PUD) for a freight transportation facility.

The proposed amendment represents an operational enhancement to the development through the addition of a truck wash bay within an expanded building footprint. No prior PUD amendments have been identified for the subject property.

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The major amendment to the PUD is compatible with the Lemont 2030 Comprehensive Plan.	The proposed amendment complies with the procedures outlined in Section 17.08.090 of the Unified Development Ordinance for Major PUD Amendments.

ATTACHMENTS

1. PUD Site Plan by Kimley Horn dated 10/27/2023 with Revision date of 6/17/2025
2. Elevation Plan by Harris Architects dated 9/25/2024
3. Elevation Rendering
4. Copies of the referenced ordinances are available upon request.



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CONTACT: DEREK KENNEMER

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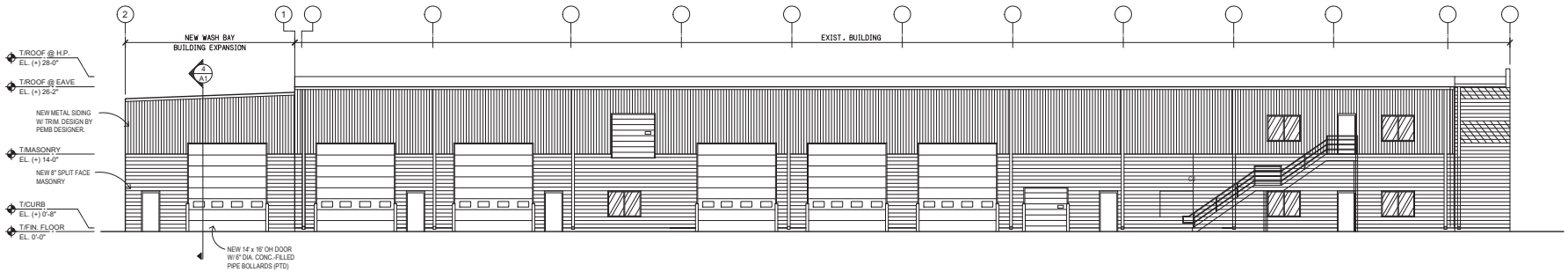

WEST ELEVATION

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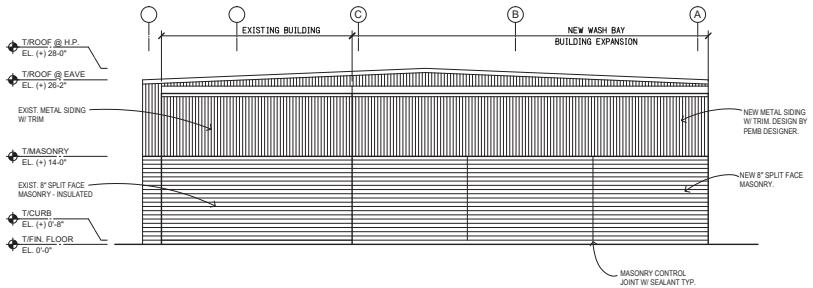

SOUTH ELEVATION

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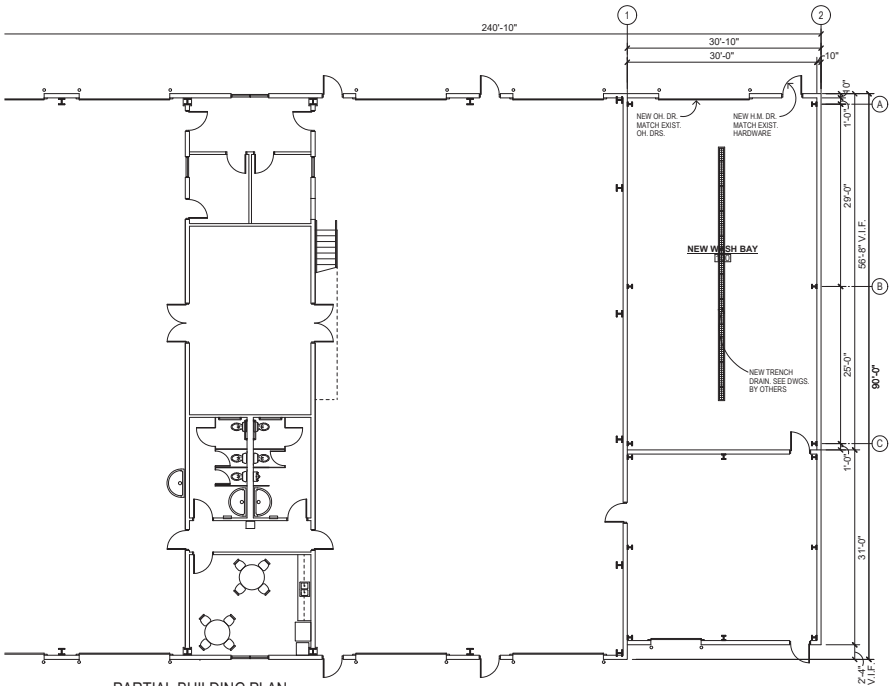
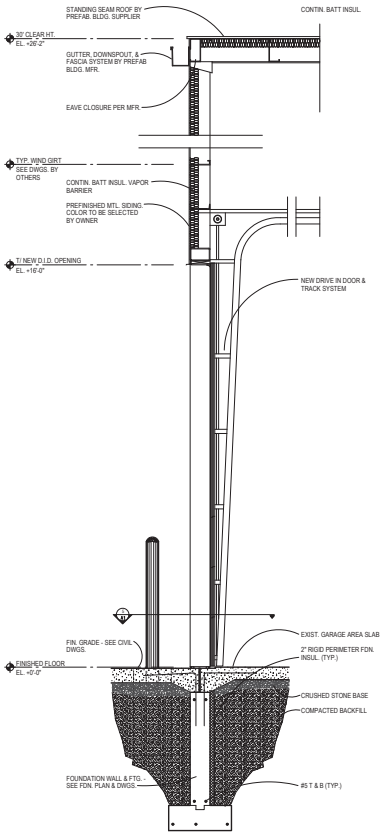


PARTIAL BUILDING PLAN

SCALE: 1/8"=1'-0" (3/A1) PLAN NORTH



WALL SECTION

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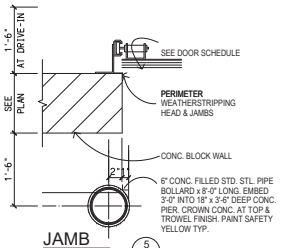

JAMB

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EXISTING BUILDING IMPROVEMENTS FOR:

JB HUNT

13275 MAIN STREET, LEMONT, ILLINOIS

ISSUED FOR PERMIT 09-25-2024

PROJECT NO. 224010
DRAWN BY: RRIII
DATABASE: 224010_BLDG.DB

SHEET NO. A1.0

1 OF * SHEETS



418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Jason Berry, Community Development
THROUGH:
SUBJECT: Grand Prairie Water Commission Intermediate Pump Station - 12550 Bell Road
DATE: May 18, 2026

SUMMARY/BACKGROUND
By request of the Village Board, the GPWC application returned to the Planning & Zoning Commission (PZC) on May 6, 2026 for review of amended landscaping and lighting plans submitted after the original public hearing. Following review and discussion of the revised materials, the PZC recommended approval of the amended plans on a 7-0 vote.

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Discussion

BOARD ACTION REQUESTED
Discussion

ATTACHMENTS
GPWC May 2026 PZC Cover Page

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jason Berry, Community Development
THROUGH:
SUBJECT: Grand Prairie Water Commission Intermediate Pump Station - 12550 Bell Road
DATE: May 6, 2026

SUMMARY/BACKGROUND
At its December 3, 2025, public hearing, the Planning & Zoning Commission considered the requested Special Use and Preliminary Planned Unit Development (PUD) for the Grand Prairie Water Commission (GPWC) facility. Following discussion and public comment, a motion to recommend approval failed on a 2–4 vote. As a result, the Planning & Zoning Commission formally recommended denial of the application.

Village Trustees discussed the GPWC proposal at the February 16, 2026, Committee of the Whole meeting. Discussion included acknowledgment of the PZC's recommendation of denial, identification of revised plans submitted after the PZC meeting (including lighting and landscaping updates), and ongoing concerns related to the scale and visibility of the proposed structures, as well as potential impacts to infrastructure, bike paths, and future utilities. At the conclusion of the discussion, the Committee of the Whole directed that the item be returned to the Planning & Zoning Commission for further review.

At the February 23, 2026, Village Board meeting, the Board formally approved a motion to return the GPWC Special Use and PUD to the Planning & Zoning Commission. This action was taken due to revised lighting, landscaping, and design materials submitted after the PZC public hearing, which had not been reviewed by the Commission prior to its recommendation. Accordingly, the item is being reconsidered by the Planning & Zoning Commission to allow evaluation of the revised plans and any potential impact on the Commission's prior Findings of Fact.

ANALYSIS
The updated materials submitted by the applicant address select design-related elements of the proposal, specifically lighting height and landscape screening.

The revised lighting plan reduces pole heights from 30 feet to 20 feet, consistent with residential zoning standards, thereby eliminating the previously requested lighting height deviation. The landscape plan incorporates additional screening around the outdoor storage area, along the Sun Hill subdivision perimeter, and along Bell Road, consistent with recommendations from the Village Arborist.

Consistency with Village Policy

STAFF RECOMMENDATION
Review the materials.

BOARD ACTION REQUESTED
discuss the item.

ATTACHMENTS
February 16, 2026 Committee of the Whole Memo - Grand Prairie Water Commission
January 29, 2026 Grand Prairie Water Commission Memo
January 30, 206 Grand Prairie Water Commission Revised Plans

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: George Schafer, Administration
THROUGH:
SUBJECT: Intermediate Pump Station - 12550 Bell Road - Intergovernmental Agreement Between Grand Prairie Water Commission and Village of Lemont
DATE: May 18, 2026

SUMMARY/BACKGROUND

The Greater Prairie Water Commission (GPWC) comprised of the City of Joliet, Village of Channahon, City of Crest Hill, Village of Minooka, Village of Romeoville and Village of Shorewood has purchased a 15+- acre property at 12550 Bell Road within the Village of Lemont to locate an intermediate pumping station and storage standpipe facilities. The Village of Lemont is not a part of the commission. The facilities would be constructed prior to 2030 where the commission is to serve its communities with Lake Michigan Water. The standpipes are approximately 130+ feet tall potentially starting with one immediately and another by complete buildout of the system, according to GPWC.

It has been made known that the GPWC has been granted authority by the state legislature as a water commission and can locate its infrastructure in and through the Village limits, with or without the Village's permission. Officials from GPWC have attended the Committee of the Whole in September of 2024 and again in February 2026 to discuss their project and the Village's ongoing concerns.

There have been numerous issues and concerns with the project identified throughout the years and recently the GPWC has attempted to address. Legal and engineering have been working with GPWC officials on terms to include in a proposed intergovernmental agreement to assist in addressing concerns. Some of the more important provisions include:

- Coordination of the numerous Village capital projects taking place on 131st Street
- Coordinating to avoiding utility conflicts along proposed GPWC route with existing Village infrastructure and long-term maintenance provisions in the event they are needed.
- Service in Unincorporated Areas within Village's planning area by GPWC to be prohibited without Village consent
- Coordination of Utility Construction Projects along key corridors
- Mitigate drainage, noise and other impacts for the residents most impacted by facilities and assist in connecting Bell Road via path connectivity.

ANALYSIS

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Discussion.

BOARD ACTION REQUESTED
The item is up for discussion. The document and resolution may be presented for formal approval at the next Board Meeting along with the PUD documents if recommended by Committee of the Whole.

ATTACHMENTS
CLEAN GPWC-Lemont IGA 5.7.2026(1367221.pdf

INTERGOVERNMENTAL AGREEMENT
BETWEEN GRAND PRAIRIE WATER COMMISSION AND VILLAGE OF LEMONT

This Intergovernmental Agreement ("Agreement") is made as of the date of its execution by and between the GRAND PRAIRIE WATER COMMISSION, an Illinois regional water commission, municipal corporation and public body politic and corporate ("GPWC"), and the VILLAGE OF LEMONT, an Illinois municipal corporation ("Lemont") (individually, a "Party" and collectively "Parties").

1. Recitals.

1.1. The Parties have authority to enter into this intergovernmental agreement pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, Article VII, Section 10 of the Illinois Constitution of 1970, and other applicable law.

1.2. The Grand Prairie Water Commission has been established pursuant to the Regional Water Commissions Act, 65 ILCS 5/11-135.5-1 *et seq.*, ("RWC Act") by 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 ("GPWC Members") for the purposes of jointly acquiring, either by purchase or construction, and to jointly operate and improve, a waterworks system or a common source of supply of water, or both. The Parties acknowledge that the GPWC is an entity that is separate and distinct from the GPWC Members and that this Agreement is binding directly on the GPWC and is not binding on the GPWC Members as individual units of government.

1.3. The GPWC has entered into a water supply agreement between the GPWC and the GPWC Members as well as a project management agreement between the GPWC and the City of Joliet ("Joliet") pursuant to which Joliet serves as the Program Manager for the GPWC.

1.4. GPWC has acquired the property at 12550 Bell Road in Lemont ("Site"), which will be the location for certain facilities that will be part of the proposed waterworks

system to enable the GPWC to provide a source of Lake Michigan water to the GPWC Members. GPWC desires Lemont's cooperation in obtaining the necessary approvals and permits for construction, operation and maintenance of water storage tanks and pump station facilities and related appurtenances ("Water Facilities") at the Site and its water transmission main and related appurtenances ("Transmission Main") between the Site and other points in the GPWC waterworks system.

1.5. Lemont has determined that it is willing to cooperate with the GPWC and Joliet (as Program Manager) in connection with GPWC obtaining approvals and permits for GPWC's use of the Site for the Water Facilities and the construction of the Transmission Main within Lemont.

1.6. Lemont has identified certain Village capital projects and Lemont Park District capital projects that will be occurring in the vicinity of the Transmission Main as well as certain existing utility facilities in the vicinity of the Transmission Main that may require protection, and coordination between GPWC and Lemont on these matters will be beneficial.

1.7. Lemont recognizes the GPWC is a regional water commission with territory outside the Lemont municipal borders and which will have facilities located in multiple counties and municipalities, and that Lemont cannot prevent GPWC from achieving its governmental purpose of providing a joint source of water and waterworks system for the GPWC Members.

1.8. The Parties have discussed the potential impact of GPWC's proposed construction of the Water Facilities and Transmission Main on Lemont and its residents and have agreed upon certain considerations that will mitigate that potential impact.

1.9. By entering into this Agreement, Lemont and the GPWC intend to enable GPWC and Joliet to continue planning, designing and constructing the waterworks system

of the GPWC for the delivery of Lake Michigan water and operation by the GPWC and coordinating such work with Lemont in the manner described in this Agreement.

2. Approvals for GPWC. GPWC, as owner of the Site, has applied to Lemont for zoning approvals in connection with construction, operation and maintenance of the Water Facilities. GPWC will also apply for other land development approvals (if needed) pertaining to the development of the Site for these purposes. These applications by GPWC are voluntarily submitted but not required for a regional entity like GPWC and are submitted for the purpose of coordination with Lemont with a reservation of rights by GPWC.

3. Permits and Other Approvals. Lemont will issue all permits and approvals pertaining to the construction of the Water Facilities and Transmission Main within Lemont or rights-of-way or other areas over which Lemont has jurisdiction, both on private or public property and in public rights-of-way. Lemont will not charge GPWC/Joliet any fees in connection with any permits, approvals and other items required in connection with the Water Facilities and Transmission Main. GPWC agrees to pay for reasonable costs associated with third-party architectural/engineering and attorney review of the plans necessary for issuance of building and construction permits ("Permit Review Fees") required in connection with the Water Facilities. The GPWC hereby agrees to reimburse Lemont within sixty (60) days following written request, which includes detailed invoices provided by Lemont from time-to-time within sixty (60) days following the date of the invoice and no more frequently than monthly.

4. Coordination of GPWC and Lemont Construction.

4.1. GPWC will coordinate with Lemont 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. However, GPWC and Lemont acknowledge and agree 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, including the Illinois Department of Transportation, Will County Department of

Transportation, and Cook County Department of Transportation and Highways ("CCDOTH") and are not under the control of GPWC or Lemont.

4.2. GPWC plans to construct and install a portion of the Transmission Main within the CCDOTH right-of-way in/along 131st Street between Bell Road and Archer Avenue, a portion of which is within Lemont's village limits. Lemont plans to construct and install a new bicycle path on the south side of 131st Street from Bell Road to Derby Road. GPWC and Lemont agree to discuss with each other their respective designs, locations and schedules for their improvements in/along 131st Street in this area in an effort to coordinate their schedules to minimize disruption of the right-of-way and damage to the other's improvements. If the bicycle path is installed prior to initial construction of the Transmission Main and is damaged by GPWC or its contractors during initial Transmission Main construction, GPWC will restore (by repair or replacement) the bicycle path to its condition at the commencement of GPWC construction of the Transmission Main. If the bicycle path is installed after the initial construction of the Transmission Main, Lemont will not lower the ground elevation above the Transmission Main and will adjust the elevation of any appurtenances to the Transmission Main in coordination with and as directed by the GPWC.

4.3. Lemont and GPWC understand that Lemont Park District plans to construct improvements to Derby Farms Park ("Park"), a ten-acre park located near the intersection of 131st Street and Derby Road. GPWC will coordinate with the involved entities to design its Transmission Main taking into account the proposed locations for utilities to serve the Park and the planned right-in, right-out entrance to the Park from 131st Street. GPWC will comply with all requirements of permits issued to GPWC by CCDOTH in connection with any traffic signal (either permanent or temporary) controlling ingress and egress to and from the Park that is in place and operating during initial construction and installation of the Transmission Main.

4.4. GPWC and Lemont have discussed the design, location and timing of construction of the Transmission Main within the CCDOTH right-of-way along 135th Street between Smith Road and Archer Avenue as well as within the CCDOTH right-of-way on Bell Road between 131st Street and the south property line of the Site and the proposed Lemont 12-inch diameter water main that Lemont has determined is necessary for Lemont's use in these areas. Plans have been provided to Lemont's staff showing sufficient space is available for Lemont's future water main within the 135th Street right of way and in the planned GPWC easements along Bell Road. To the extent and during the time period in which GPWC acquires easements for the initial construction of the Transmission Main along Bell Road, GPWC agrees to coordinate with Lemont and use best efforts to acquire (by mutual agreement with property owners) easement rights for possible shared use by Lemont for the proposed Lemont 12-inch diameter water main.

5. Future Utility Coordination. GPWC and Lemont recognize that at certain locations within Lemont, the Transmission Main will be installed at a location that is above specific Lemont utilities in existence as of the date of this Agreement. These existing locations are:

Lemont Utility	Location/Type of Potential Conflict
Sanitary Sewer (10-inch)	Transmission Main crosses existing 10-inch diameter sanitary sewer on Bell Road along northern portion of the frontage of the Site
Sanitary Sewer (10-inch)	Transmission Main crosses existing 10-inch diameter sanitary sewer on Bell Road along southern portion of the frontage of the Site
Sanitary Sewer (8-inch)	Transmission Main crosses existing 8-inch diameter sanitary sewer on 131st Street west of Silver Fox Drive
Sanitary Sewer (8-inch)	Transmission Main crosses existing 8-inch diameter sanitary sewer on 131st Street east of Silver Fox Drive
Water Main (12-inch)	Transmission Main crosses existing 12-inch diameter water main on 131st Street at Silver Fox Drive

5.1. In the event that Lemont needs access to any of the Lemont utilities at the locations listed in the table in Section 5 for the purpose of repair or maintenance, Lemont shall notify GPWC during the planning phase of any such proposed work. In the event of a need for

emergency repair, Lemont shall notify GPWC upon becoming aware of the need for a repair (which notice may be pursuant to a JULIE locate request). Lemont and GPWC shall meet to discuss the proposed repair or maintenance and how it can be performed in a manner that is cost-efficient and minimizes any potential risk to the existing Lemont utilities and the Transmission Main as listed in the Table in Section 5; such discussion shall include which type of repair or maintenance best benefits both Lemont and GPWC, and may include rehabilitation methods that do not require excavation at the location listed in Section 5. GPWC agrees to cooperate with Lemont to not unreasonably delay any repair or maintenance work by Lemont. Lemont shall provide copies of any plans and specifications and an estimate of the cost of the proposed repair or maintenance work, including identification of any incremental additional costs attributable to the presence of the Transmission Main in a location identified in the table in Section 5 as compared to the costs of such repair or maintenance without the Transmission Main in that location. GPWC agrees to pay the incremental additional costs of the repair or maintenance of the Lemont utility that are attributable to the presence of the Transmission Main in a location identified in the table in Section 5.

6. Water Service in the Area. GPWC agrees that GPWC will not sell potable water at retail to unincorporated properties located within that portion of Lemont's planning area as established pursuant to Division 12 of Article 11 of the Illinois Municipal Code, 65 ILCS 5/11-12-1 *et seq.* [1.5 miles], as it exists at the time of this Agreement, and that are also located within the County of Cook and County of Will without the written approval of Lemont. If another municipality annexes any unincorporated properties that were part of Lemont's planning area, the properties annexed to another municipality will no longer be considered part of Lemont's planning area and the restriction of this provision will no longer apply to such annexed properties.

7. Additional Consideration.

7.1. Signage on the Water Facilities will be limited to GPWC signage and those required or permitted by law, and no other branding or information about off-premises businesses will be included in signs located on the Water Facilities.

7.2. GPWC represents GPWC's performance of construction activities at the Site will not adversely affect the wells or septic systems located within the residential lots adjacent to the northern boundary of the Site ("Adjacent Properties").

7.3. GPWC agrees that all sound generated by the Water Facilities will be mitigated and managed. GPWC will comply with all applicable noise laws and regulations including those set forth in Section 17.14.010, titled "Noise Standards", of the Lemont Unified Development Ordinance of 2008 ("UDO"), applicable to R Districts as the Sound Source Zoning District, as measured at the Site's northern property line.

7.4. GPWC has provided a detailed Grading and Drainage Plan, Project No. 173440124, dated 2025.10.15 ("Drainage Plan") as part of its zoning application and will submit the Drainage Plan for permit approval by the Metropolitan Water Reclamation District ("MWRD"). The current condition of the Site includes a low-lying wetlands area and no detention basins. GPWC confirms that the Drainage Plan demonstrates that GPWC will retain the low-lying wetlands area and provide two detention basins in the central/southwest quadrant of the Site and additional basins along Bell Road to accommodate off-site (roadway) drainage and allow the stormwater to flow out at the southwest corner of the Site, which diverts stormwater runoff away from the Adjacent Properties and is consistent with the current drainage pattern on the Site. GPWC agrees to construct the Water Facilities and maintain the Site in compliance with the final Drainage Plan approved by the MWRD.

7.5. GPWC will preserve and enhance the tree and vegetation buffer along the northern Site boundary contiguous to the Adjacent Properties as shown on the updated Landscape

Planting Plan, Project No. 173440124, dated 2026.01.28 ("Landscape Plan"). GPWC will comply with the Landscape Plan which provides for supplemental landscaping beyond what is required by Lemont's UDO.

7.6. GPWC has provided an updated Site Plan Photometric Exhibit I and II, Project No. 173440124, dated 2026.1.28 ("Lighting Plan") as part of its zoning application and agrees that the lighting on the Site will be in conformance with the standards set forth in the Lighting Plan. GPWC also confirms that the Lighting Plan is in compliance with the regulations set forth in Section 17.14.020, titled "Illumination Standards", of Lemont's UDO.

7.7. GPWC agrees to donate to Lemont a 30-foot-wide strip of property along the northern end of the Site ("Donated Property") to be used for any public purpose that does not interfere with the GPWC's use of the Subject Property or operations of its Water Facilities or Transmission Main, including the purpose of Lemont's future development of a pedestrian connectivity and bicycle path. The Donated Property will be conveyed pursuant to a deed limiting the use of the property for such public purpose. GPWC's conveyance of the Donated Property to Lemont will take place after completion of the construction of the Water Facilities and the Transmission Main within Lemont and issuance by Lemont of final certificates of occupancy for the Water Facilities and upon written notice from Lemont of its intent to use the Donated Property for a proper public purpose.

7.8. GPWC will dedicate a strip of land in an amount up to 50 feet in width along the Bell Road frontage of the Site by a statutory plat for highway purposes. Lemont agrees to use its best efforts to obtain dedication of right-of-way for Bell Road between the Site and 131st Street.

7.9. GPWC will pay to Lemont a one-time amount of Two Hundred Fifty Thousand Dollars ($250,000.00), to be paid within 60 days after completion of the construction of the Water Facilities and the Transmission Main within Lemont and issuance by Lemont of

final certificates of occupancy for the Water Facilities. This payment shall be used by Lemont for Lemont's future development of a pedestrian connectivity and bicycle path that benefits the Adjacent Properties or to accomplish the objectives set forth in Section 7.7 of this Agreement.

8. Term. This Agreement shall be in force commencing from the date of its execution by both parties for a period of twenty-five (25) years and shall automatically renew for additional terms of ten (10) years unless either party notifies the other party of its intent not to renew not less than one (1) year prior to the end of the then-current term.

9. No Third-Party Beneficiary. This Agreement is for the benefit of the Parties and not for the benefit of any third-party beneficiary. No third party shall have any rights or claims against the GPWC or Lemont arising from this Agreement.

10. Notices. All notices and other communications in connection with this Agreement shall be in writing and will be deemed delivered to the addressee thereof when delivered in person, by a reputable overnight courier, or by messenger at the address set forth below, or three business days after deposit thereof in any main or branch United States post office, certified or registered mail, return receipt requested, postage prepaid, properly addressed to the Parties, respectively, at each Party's contact information as provided with its signature. A Party may change its contact information by giving notice to the other Party pursuant to this Section.

11. Execution. The persons signing this Agreement on behalf of each Party confirm that they are executing this Agreement pursuant to proper authority duly granted.

[signatures on following page]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date written below.

Village of Lemont, an Illinois municipal corporation

By: _____
Its: _____
Date: _____

ATTEST:

By: _____
Its: _____

Contact Party for the Village of Lemont:

Name: _____
Address: _____
_____
Telephone: _____
Email: _____

Grand Prairie Water Commission, an Illinois regional water commission, municipal corporation and public body politic and corporate

By: _____
Its: _____
Date: _____

ATTEST:

By: _____
Its: _____

Contact Party for the Grand Prairie Water Commission:

Name: _____
Address: _____
_____
Telephone: _____
Email: _____

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Jason Berry, Community Development
THROUGH: George Schafer, Village Administrator
SUBJECT: Discussion Regarding Potential U.S. Census Bureau Special Census
DATE: May 18, 2026

SUMMARY/BACKGROUND

Since the 2020 U.S. Census, the Village of Lemont has experienced continued residential growth through new subdivisions, annexations, and residential construction activity. The Village's official 2020 Census population was 17,629 residents, with 6,565 households and 6,773 housing units.

From 2021 through 2025, the Village issued 552 permits for new residential dwelling units and approved zoning entitlements for approximately 642 additional housing units. During the same period, the Village completed eight annexations totaling approximately 223 acres, several of which were residential in nature.

The U.S. Census Bureau offers governmental units the opportunity to conduct a Special Census between decennial censuses in order to obtain updated official population counts. Updated population figures may impact certain state-shared revenue distributions that are allocated on a per-capita basis.

Staff conducted a preliminary review of Census tract geography and current Census Bureau requirements for a partial Special Census. Based on this review, the Village likely does not contain a full Census tract entirely within municipal boundaries, which may limit eligibility for a partial Special Census and require consideration of a full census.

The purpose of this discussion is to review the Special Census process, associated considerations, and whether staff should proceed with requesting a formal cost estimate from the U.S. Census Bureau.

ANALYSIS

The Census Bureau identifies several methods governmental units may use to estimate population and housing growth, including residential building permit activity, occupancy permits, utility connections, and annexations. Staff used these indicators to develop preliminary estimates.

During the 2020 Census, Lemont achieved an 82.3% self-response rate, ranking among the top-performing suburban Cook County municipalities. Higher self-response rates may help reduce field enumeration efforts and improve operational efficiency during a Special Census process.

Based on comparable municipal analyses, additional population captured through a Special Census may increase certain state-shared revenue distributions. Using estimates prepared by other municipalities as a general benchmark, a population increase of approximately 1,600–

2,000 residents could potentially generate an estimated $400,000–$500,000 annually in additional state-shared revenues, although actual impacts would depend on final certified population counts and State distribution formulas.

At this time, staff is not requesting authorization to conduct a Special Census. Rather, staff is seeking direction regarding whether to submit a formal Special Census Cost Estimate Request (SC-900) to the U.S. Census Bureau in order to obtain additional information regarding eligibility, operational requirements, and estimated costs associated with a potential Special Census.

Consistency with Village Policy

STAFF RECOMMENDATION
Discussion

BOARD ACTION REQUESTED
Discussion

ATTACHMENTS
Lemont Census Tracts (2025 map)

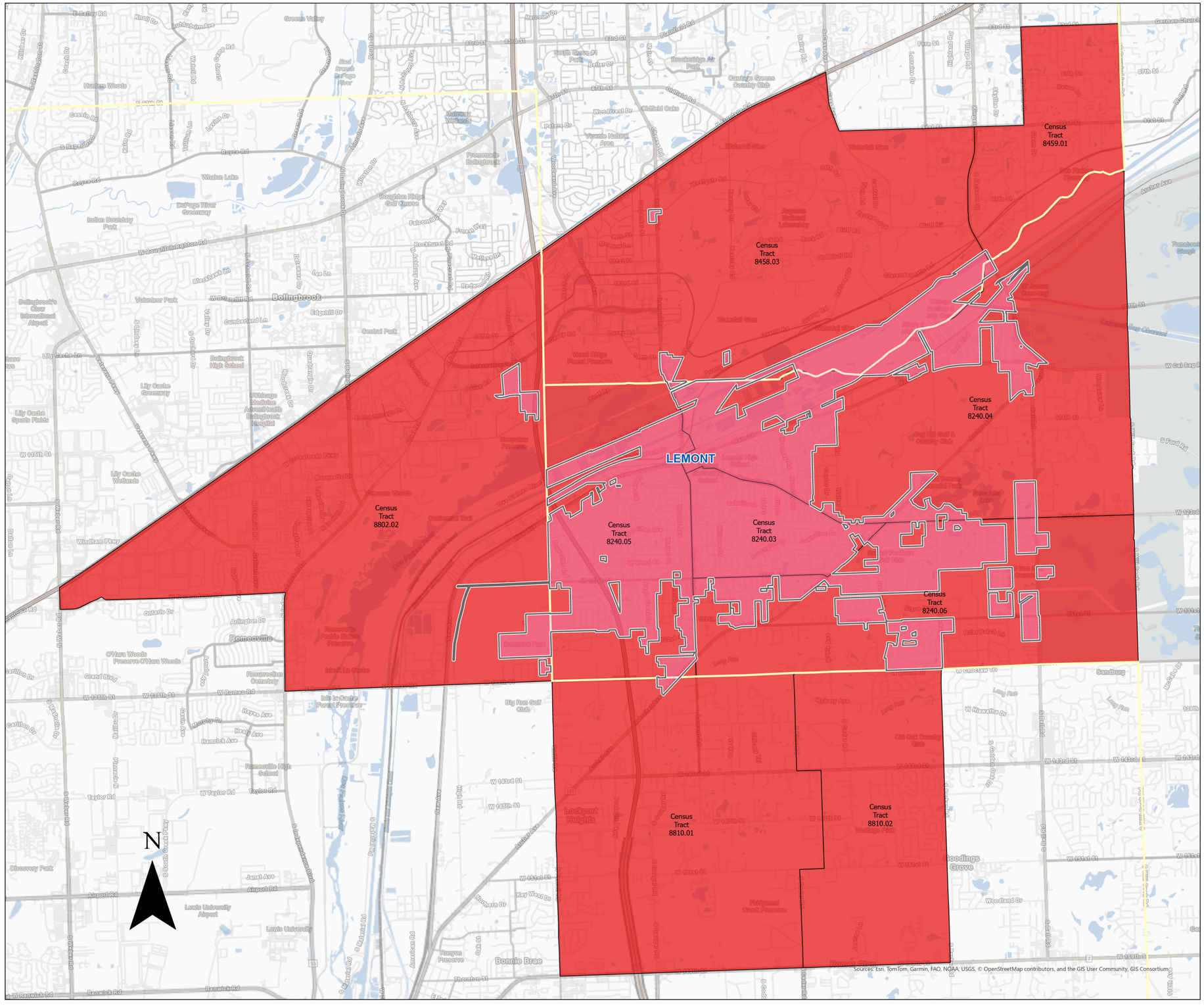
Lemont, IL Census Tracts 2025

Lemont Municipal Boundary (1)

Lemont Census Tracts (9)

IL COUNTIES (3)

Name
Census Tract 8459.01
Census Tract 8240.03
Census Tract 8240.05
Census Tract 8810.02
Census Tract 8802.02
Census Tract 8810.01
Census Tract 8458.03
Census Tract 8240.04
Census Tract 8240.06



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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, GIS Consortium

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: George Schafer, Administration
THROUGH:
SUBJECT: Village Board Advocacy Efforts Direction
DATE: May 18, 2026

SUMMARY/BACKGROUND
Staff was asked by a trustee to present a resolution to the full board taking a position on a statewide legislative act. Typically if the Village Board were to pass supporting or opposing resolutions of statewide legislative actions it would be made in synergies with our regional partners. As such, for the committee discussion is a summary of our regional membership and further direction to what level does the Board want to take an individual advocacy position on statewide issues or continue down this path.

The Village belongs to the Illinois Municipal League. The IML provides a collective voice on issues of importance to municipal governments in Illinois at a statewide level. Several fact sheets on topics of interests, positions and legislative issues can be found at the following link.

https://www.iml.org/factsheets

The Village also a member of several councils of government (COGs) including Southwest Conference of Mayors (SWCM), DuPage Mayors and Managers (DMMC), Will County Governmental League (WCGL) and West Central Municipal Conference (WCMC). A Council of Government (COG), also known as a regional council, is a voluntary association of local governments that collaborate to solve regional problems, share resources and coordinate planning jurisdictional boundaries. Among many other services, the COGs provide assistance on advocacy efforts, as they often follow the lead of the IML, but other times can take a more regional approach as separate regions/areas often view issues with different lenses.

ANALYSIS

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Discussion.

BOARD ACTION REQUESTED
Discussion.

ATTACHMENTS