Village of Lemont

VILLAGE BOARD COMMITTEE OF THE WHOLE MEETING
August 17, 2026 – 6:30 PM
Village Hall
AGENDA

I. Call to Order

II. Roll Call

III. Discussion Items

III.A Bedford Park and Lemont Water Study Presentation

III.B Case 2026-06 Plat of Subdivision for 541 Houston Discussion

III.C U.S. Census Bureau Special Census Update

III.D Discussion of E-bikes, E-scooters and Other Motor-Powered Vehicles

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

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: George Schafer, Administration
THROUGH:
SUBJECT: Bedford Park and Lemont Water Study Presentation
DATE: August 17, 2026

SUMMARY/BACKGROUND
Bedford Park is one of the many regional water suppliers in the Chicagoland area and has been exploring opportunities to expand and improve its water distribution services to additional neighboring communities. Lemont partnered with Bedford Park beginning a few years back via a federal grant to study the feasibility of expanding water service to the Lemont area and adjacent neighboring communities as part of an exploratory project. Officials from Bedford Park will be in attendance to give a brief presentation on the results of the study thus far and gain feedback from the board before proceeding to next steps in their analysis.

ANALYSIS

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
The item is being presented for discussion purposes only.

BOARD ACTION REQUESTED
The item is presented for discussion purposes only.

ATTACHMENTS

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: Case 2026-06 Plat of Subdivision for 541 Houston Discussion
DATE: August 17, 2026

SUMMARY/BACKGROUND
Property owner, Christian Ganz of Ganz Builders, has applied for approval of a Final Plat of Subdivision to consolidate two nonconforming R-4A residential lots into one conforming R-4A zoning lot. A building permit has been issued to redevelop this property with a new detached single-family home, with the condition to consolidate the lots. The new home complies with the dimensional requirements of the R-4A Single-Family Detached Residential District.

The Village Engineer has approved the attached Plat of Subdivision.

ANALYSIS
Comprehensive Plan
The subject property's future land use is Infill Residential.

Planning & Zoning Commission
The Planning & Zoning Commission (PZC) reviewed the plat of subdivision at the regular meeting held on August 7, 2026. There was no discussion following staff's presentation and the Commission voted (6-0) to recommend approval.

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
Final Plat of Subdivision for Houston Manor (541 Houston)
Staff Report for PZC 2026-06 Houston Manor Subdivision

HOUSTON MANOR SUBDIVISION

BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND

- FOUND 1/2" IRON ROD
- FOUND 3/4" IRON PIPE
- FOUND CROSS IN CONCRETE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ON-SITE STRUCTURE LINE
- OFF-SITE STRUCTURE LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

AREA OF SUBDIVISION

8,001.33 SQUARE FEET, 0.1837 ACRES

EXISTING PIN #'S

LOT 3: 22-29-211-003-0000
LOT 4: 22-29-211-004-0000

THIS PLAT HAS BEEN PREPARED BY:

MARTIN M. ENGINEERING, INC.
20123 OAKWOOD DRIVE
MOKENA, IL 60448

PLEASE RETURN THE RECORDED PLAT TO THE ABOVE MAILING ADDRESS UPON RECORDING.

ABBREVIATIONS

P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
N.F.E	NO FENCE EASEMENT
S.O.E.	SURFACE OVERLAND FLOW EASEMENT
REC.	RECORD MEASUREMENT
MEAS.	MEASURED MEASUREMENT
R&M	RECORD & MEASURED MEASUREMENT

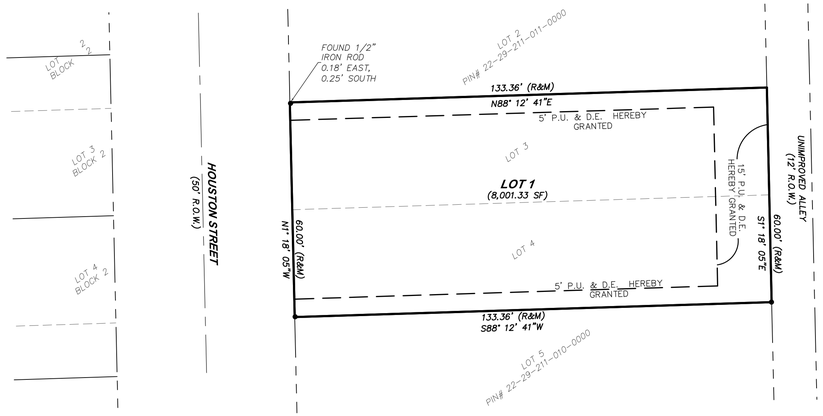
CLIENT CONTACT INFORMATION

CHRISTIAN C. GANZ
708-906-6222

NOTE

ALL EASEMENTS ARE HEREBY GRANTED PUBLIC UTILITY & DRAINAGE UNLESS OTHERWISE NOTED.

ALL EXTERIOR CORNERS OF THE SUBDIVISION SHALL BE SET PRIOR TO THE RECORDING OF THE FINAL PLAT. INTERIOR PROPERTY CORNERS SHALL BE MONUMENTED WITHIN ONE YEAR AFTER PLAT RECORDING AND/OR PRIOR TO THE CONVEYANCE OF ANY PARCEL WITHIN THE SUBDIVISION.



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, CHRISTIAN C GANZ AND MICHELLE L GANZ, DO HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND AS SUCH OWNERS, WE HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND CONSOLIDATED AS HEREON SHOWN, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

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

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

DATED THIS _____DAY OF _____, 20_____.

_____(OWNER)

_____(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 CHRISTIAN C GANZ AND MICHELLE L GANZ, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSED THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

THIS _____ DAY OF _____, 20__,

_____ (SEAL)
NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, WE, THE UNDERSIGNED AS OWNERS OF THE PROPERTY, WHICH WILL BE KNOWN AS HOUSTON MANOR IS LOCATED WITHIN THE BOUNDARIES OF:

COMBINED ELEMENTARY SCHOOL DISTRICT NO. CC 113A,
LEMONT TOWNSHIP HIGH SCHOOL DISTRICT NO. 210,
JOLIET JUNIOR COLLEGE COMMUNITY COLLEGE DISTRICT 525,

IN COOK COUNTY, ILLINOIS.

DATED THIS _____DAY OF _____, 20_____.

BY: _____ OWNER

_____ 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 CHRISTIAN C GANZ AND MICHELLE L GANZ, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSED THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

THIS _____ DAY OF _____, 20__,

_____ (SEAL)
NOTARY PUBLIC

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

_____
VILLAGE ENGINEER

PRESIDENT AND 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: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

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.

GDATED AT LEMONT, _____COUNTY, ILLINOIS, THIS_____ DAY OF _____, 20____.

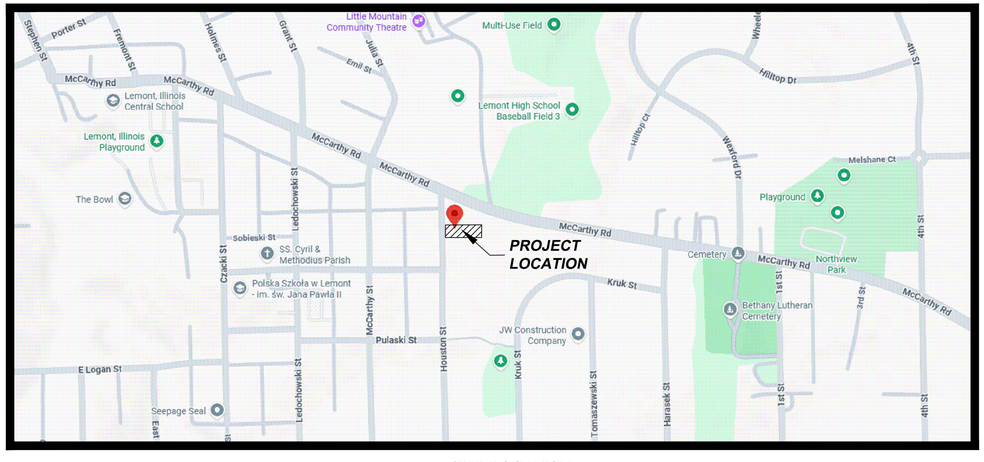
_____
VILLAGE TREASURER

COUNTY RECORDER CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS INSTRUMENT NO. _____, WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF _____ COUNTY, ILLINOIS, AFORESAID THIS _____ DAY OF _____, 20____, A.D. AT _____O'CLOCK, ___M.

_____
COUNTY RECORDER



SITE LOCATION

NOT TO SCALE

SURVEYORS CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, BRIAN MALONE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNER THEREOF, I HAVE SURVEYED AND CONSOLIDATED SAID PROPERTY INTO ONE (1) LOT ALL OF WHICH IS REPRESENTED ON THE PLAT HEREON DRAWN, THAT PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEING A CONSOLIDATION OF LOTS 3 AND 4 IN BLOCK 1 IN MCCARTHY AND HOUSTONS ADDITION TO JASNAGORA, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I DO FURTHER CERTIFY THAT:

1. ACCOMPANYHING PLAT IS TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATION AS MADE BY ME.
2. THIS IS TO CERTIFY THAT THE PARCEL INCLUDED IN THIS PLAT OF SUBDIVISION IS NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE VILLAGE OF LEMONT, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 17031C0586J, EFFECTIVE DATE 8/19/08.
3. THE PROPERTY IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LEMONT.
4. TO THE BEST OF OUR KNOWLEDGE, ALL REGULATIONS ENACTED BY THE VILLAGE OF LEMONT HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
5. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS OF A FOOT THEREOF AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT.
6. EXTERIOR CORNERS HAVE BEEN MONUMENTED AND ALL INTERIOR CORNERS ARE TO BE SET WITHIN ONE YEAR FROM THE DATE OF RECORDATION.

FURTHERMORE, I DESIGNATE THE VILLAGE OF LEMONT TO ACT AS MY AGENT, FOR THE PURPOSES OF RECORDING THIS DOCUMENT

DATED THIS _____DAY OF _____,20___

ILLINOIS REGISTERED LAND SURVEYOR NO. 035.003974

REGISTERED ILLINOIS LAND SURVEYOR _____

BRIAN M. MALONE 035.003974 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

LICENSE EXPIRES 11/30/26
PROFESSIONAL DESIGN FIRM NO.
184.005285-0010

SURFACE WATER DRAINAGE CERTIFICATE:

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

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

DATED THIS _____ DAY OF _____,20___

OWNER: _____

OWNER: _____

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF LEMONT, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS DESIGNATED "PUBLIC UTILITY AND DRAINAGE EASEMENT" AND THOSE AREAS DESIGNATED "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.

COMMONWEALTH EDISON & AT&T EASEMENT PROVISIONS

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 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.

NICOR CORPORATION/NICOR GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR CORPORATION AND NICOR GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "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 EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMCAST COMMUNICATIONS CORPORATION, OPERATING WITHIN THE VILLAGE OF LEMONT, IT'S SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF CABLE COMMUNICATION AND BROADCAST SIGNAL SYSTEMS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "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.

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 ft.

N

MARTIN M. Engineering Inc.
SITE DESIGN CIVIL ENGINEERS & SURVEYORS
20123 OAKWOOD DRIVE
MOKENA, ILLINOIS 60448
VOICE: (708) 995-1323
FAX: (708) 995-1384
LICENSE NO. 184.005285-0010

ORDERED BY: CHRISTIAN & MICHELLE GANZ
SCALE: 1"=20' JOB NO. 24-285
BASIS OF BEARINGS: ILLINOIS EAST 1201 STATE PLANE NAD83
REVISIONS: 07/28/26; PER VILLAGE COMMENTS

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

CASE NUMBER & NAME
2026-06 Houston Manor
Subdivision

DATE
August 5, 2026

PROPERTY ADDRESS/LOCATION
541 Houston Street
PINS: 22-29-211-003 & 22-29-211-004

BRIEF SUMMARY OF REQUEST

The applicant, Christian Ganz of Ganz Builders, has applied for approval of a Final Plat of Subdivision to consolidate two nonconforming R-4A residential lots into one conforming zoning lot. The existing home formerly located at 541 Houston Street has been demolished, and a building permit has been issued for the construction of a new single-family home, subject to consolidation of the two lots. Upon consolidation, the proposed lot and new home will comply with the dimensional requirements of the R-4A Single-Family Detached Residential District.

The Village Engineer has reviewed the proposed plat and provided comments to the applicant. A revised plat has been submitted and is currently under review. Any remaining comments will be addressed prior to final approval.



Map Source: Village of Lemont GIS – Subject property is highlighted in RED.

ZONING	EXISTING LAND USE	SURROUNDING LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
R-4A, Infill & Preservation Single-Family Residential District	Residential	North: R-4A Residential District / Existing home South: R-4A Residential District / Existing home East: R-4, Detached single-Family Residential District / West: R-4A / Existing homes	A motion to recommend approval of the Plat of Subdivision	8,001.33 square-feet

PROPERTY HISTORY & REVIEW COMMENTS

The subject property was purchased by Ganz Builders in November 2024 for redevelopment. Following the purchase, the existing single-family home and detached garage were demolished to allow for the construction of a new detached single-family home.

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 as Infill Residential. The proposed Plat of Consolidation is in agreement with the Lemont Comprehensive Plan.	The plat of subdivision to consolidate the lots is compatible with the Unified Development Ordinance.

ATTACHMENTS

1. Final Plat for Houston Manor Subdivision

HOUSTON MANOR SUBDIVISION

BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

AREA OF SUBDIVISION

8,001.33 SQUARE FEET, 0.1837 ACRES

EXISTING PIN #'S

LOT 3: 22-29-211-003-0000
LOT 4: 22-29-211-004-0000

THIS PLAT HAS BEEN PREPARED BY:

MARTIN M. ENGINEERING, INC.
20123 OAKWOOD DRIVE
MOKENA, IL 60448

PLEASE RETURN THE RECORDED PLAT TO THE ABOVE MAILING ADDRESS UPON RECORDING.

ABBREVIATIONS

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REC.	RECORD MEASUREMENT
MEAS.	MEASURED MEASUREMENT
R&M	RECORD & MEASURED MEASUREMENT

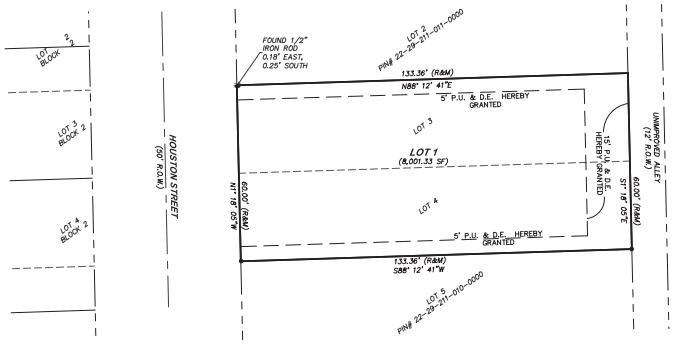
CLIENT CONTACT INFORMATION

CHRISTIAN C. GANZ
708-906-6222

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OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, CHRISTIAN C GANZ AND MICHELLE L GANZ, DO HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND AS SUCH OWNERS, WE HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND CONSOLIDATED AS HEREON SHOWN, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

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

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

DATED THIS _____DAY OF _____, 20_____.

_____(OWNER)

_____(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 CHRISTIAN C GANZ AND MICHELLE L GANZ, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSED THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

THIS _____ DAY OF _____, 20___.

_____(SEAL)
NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, WE, THE UNDERSIGNED AS OWNERS OF THE PROPERTY, WHICH WILL BE KNOWN AS HOUSTON MANOR IS LOCATED WITHIN THE BOUNDARIES OF:

COMBINED ELEMENTARY SCHOOL DISTRICT NO. CC 113A,
LEMONT TOWNSHIP HIGH SCHOOL DISTRICT NO. 210,
JOLIET JUNIOR COLLEGE COMMUNITY COLLEGE DISTRICT 525,

IN COOK COUNTY, ILLINOIS.

DATED THIS _____DAY OF _____, 20_____.

BY: _____ OWNER

_____ 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 CHRISTIAN C GANZ AND MICHELLE L GANZ, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSED THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

THIS _____ DAY OF _____, 20___.

_____(SEAL)
NOTARY PUBLIC

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

_____
VILLAGE ENGINEER

PRESIDENT AND 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: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

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.

GDATED AT LEMONT, _____COUNTY, ILLINOIS, THIS_____ DAY OF _____, 20____.

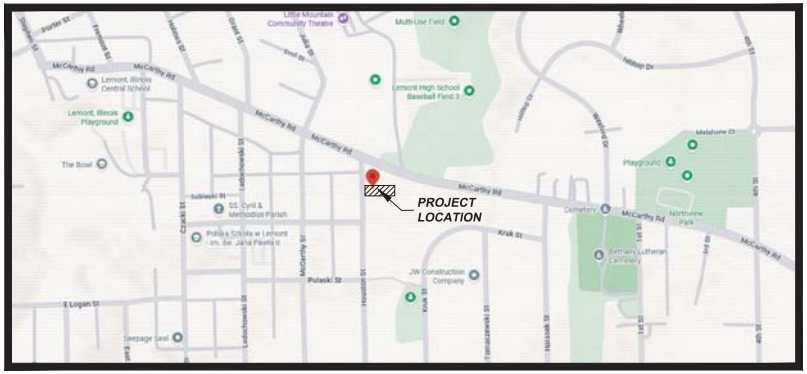
_____
VILLAGE TREASURER

COUNTY RECORDER CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF _____ COUNTY, ILLINOIS, AFORESAID THIS _____ DAY OF _____, 20____, A.D. AT _____O'CLOCK, ___M.

_____
COUNTY RECORDER



SITE LOCATION
NOT TO SCALE

SURVEYORS CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, BRIAN MALONE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNER THEREOF, I HAVE SURVEYED AND CONSOLIDATED SAID PROPERTY INTO ONE (1) LOT ALL OF WHICH IS REPRESENTED ON THE PLAT HEREON DRAWN, THAT PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEING A CONSOLIDATION OF LOTS 3 AND 4 IN BLOCK 1 IN MCCARTHY AND HOUSTONS ADDITION TO JASNAGORA, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I DO FURTHER CERTIFY THAT:

1. ACCOMPANYHING PLAT IS TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATION AS MADE BY ME.
2. THIS IS TO CERTIFY THAT THE PARCEL INCLUDED IN THIS PLAT OF SUBDIVISION IS NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE VILLAGE OF LEMONT, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 17031C0586J, EFFECTIVE DATE 8/19/08.
3. THE PROPERTY IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LEMONT.
4. TO THE BEST OF OUR KNOWLEDGE, ALL REGULATIONS ENACTED BY THE VILLAGE OF LEMONT HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
5. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS OF A FOOT THEREOF AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT.
6. EXTERIOR CORNERS HAVE BEEN MONUMENTED AND ALL INTERIOR CORNERS ARE TO BE SET WITHIN ONE YEAR FROM THE DATE OF RECORDATION.

FURTHERMORE, I DESIGNATE THE VILLAGE OF LEMONT TO ACT AS MY AGENT, FOR THE PURPOSES OF RECORDING THIS DOCUMENT

DATED THIS _____DAY OF _____ 20___

ILLINOIS REGISTERED LAND SURVEYOR NO. 035.003974

REGISTERED ILLINOIS LAND SURVEYOR _____

BRIAN M. MALONE 035.003974 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

LICENSE EXPIRES 11/30/26
PROFESSIONAL DESIGN FIRM NO.
184.005285-0010

SURFACE WATER DRAINAGE CERTIFICATE:

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

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

DATED THIS _____ DAY OF _____,20____

OWNER: _____

OWNER: _____

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF LEMONT, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS DESIGNATED "PUBLIC UTILITY AND DRAINAGE EASEMENT" AND THOSE AREAS DESIGNATED "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.

COMMONWEALTH EDISON & AT&T EASEMENT PROVISIONS

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 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.

NICOR CORPORATION/NICOR GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR CORPORATION AND NICOR GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "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 EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMCAST COMMUNICATIONS CORPORATION, OPERATING WITHIN THE VILLAGE OF LEMONT, IT'S SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF CABLE COMMUNICATION AND BROADCAST SIGNAL SYSTEMS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "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.

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 ft.

N

MARTIN M. Engineering, Inc.
SITE DESIGN CIVIL ENGINEERS & SURVEYORS
20123 OAKWOOD DRIVE
MOKENA, ILLINOIS 60448
VOICE: (708) 995-1323
FAX: (708) 995-1384
LICENSE NO. 184.005285-0010

ORDERED BY: CHRISTIAN & MICHELLE GANZ
SCALE: 1"=20' JOB NO. 24-285
BASIS OF BEARINGS: ILLINOIS EAST 1201 STATE PLANE NAD83
REVISIONS: 07/28/26: PER VILLAGE COMMENTS

VILLAGE OF LEMONT

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: U.S. Census Bureau Special Census Update
DATE: August 17, 2026

SUMMARY/BACKGROUND

At the May 18, 2026 Committee of the Whole meeting, staff presented information regarding the potential benefits and requirements of conducting a U.S. Census Bureau Special Census. The Committee directed staff to proceed with requesting a formal cost estimate from the Census Bureau.

Staff initially requested an estimate for a partial Special Census focused on the portions of Lemont where residential growth has been concentrated since the 2020 Decennial Census. Following review of the Village's incorporated boundaries and Census geography, the Census Bureau determined that Lemont is not eligible for a partial Special Census because no complete Census tract is located entirely within the Village's corporate limits. As a result, a Special Census of Lemont would need to include the entire Village.

Staff subsequently submitted a revised application requesting an estimate for a full Special Census. Following review of the revised application, the Census Bureau confirmed that new Special Censuses are currently being scheduled beginning in calendar year 2027. On July 22, 2026, the Census Bureau provided an initial estimated cost of $1,345,960 to conduct a full Special Census. Following additional review, the Census Bureau subsequently revised the estimated cost to $980,590. The estimate is valid for 90 days, expiring October 22, 2026, and the Census Bureau has offered to meet with Village representatives to review the estimate and Special Census process in greater detail.

ANALYSIS

The Village's application was supported by residential building permit activity, subdivision development, annexations, and school enrollment trends. Staff estimates that Lemont has added approximately 1,876 residents since the 2020 Decennial Census. This estimate was calculated by applying bedroom-weighted persons-per-unit multipliers from the Village's impact fee schedule to 689 residential units constructed, occupied, or permitted since 2020. The methodology accounts for the mix of detached single-family, attached single-family, and apartment units. Importantly, the estimate does not assume buildout of the Village's remaining entitled residential development. At the time of application, approximately 199 additional residential permits remained within active developments. Additional units may therefore be constructed and occupied before a Special Census could be conducted in 2027.

While residential development since 2020 clearly indicates that Lemont's population has increased, the financial benefit of a Special Census cannot be known with certainty in advance. It will depend on the population increase ultimately counted and certified by the Census Bureau, as well as the state per-capita distribution rates in effect at that time.

Using the Illinois Municipal League's current estimate of approximately $236 per capita in annual state-shared revenues, staff's estimated increase of approximately 1,876 residents would represent approximately $443,000 in additional annual revenue. At the Census Bureau's estimated cost of approximately $981,000, the Village would require approximately 2.2 years of additional distributions at that population and revenue rate to recover the cost of the Special Census. Financial feasibility therefore depends significantly on the timing of enumeration and certification, the number of additional residents ultimately counted, the state per-capita distribution rates in effect following certification, and the number of years the resulting population count would be used for state-shared revenue distributions before implementation of the 2030 Census.

Before considering whether to proceed, staff recommends meeting with the Census Bureau to confirm the anticipated enumeration and certification schedule and better understand the revised cost estimate. Staff will also further evaluate the timing of Illinois per-capita distributions and the residential development expected to be occupied by the anticipated Census date. The Census Bureau's current cost estimate expires October 22, 2026.

Consistency with Village Policy

STAFF RECOMMENDATION
Item presented for discussion.

BOARD ACTION REQUESTED
Item presented for discussion.

ATTACHMENTS
Lemont Census Tracts 2025
Special Census Cost Estimate Request Form

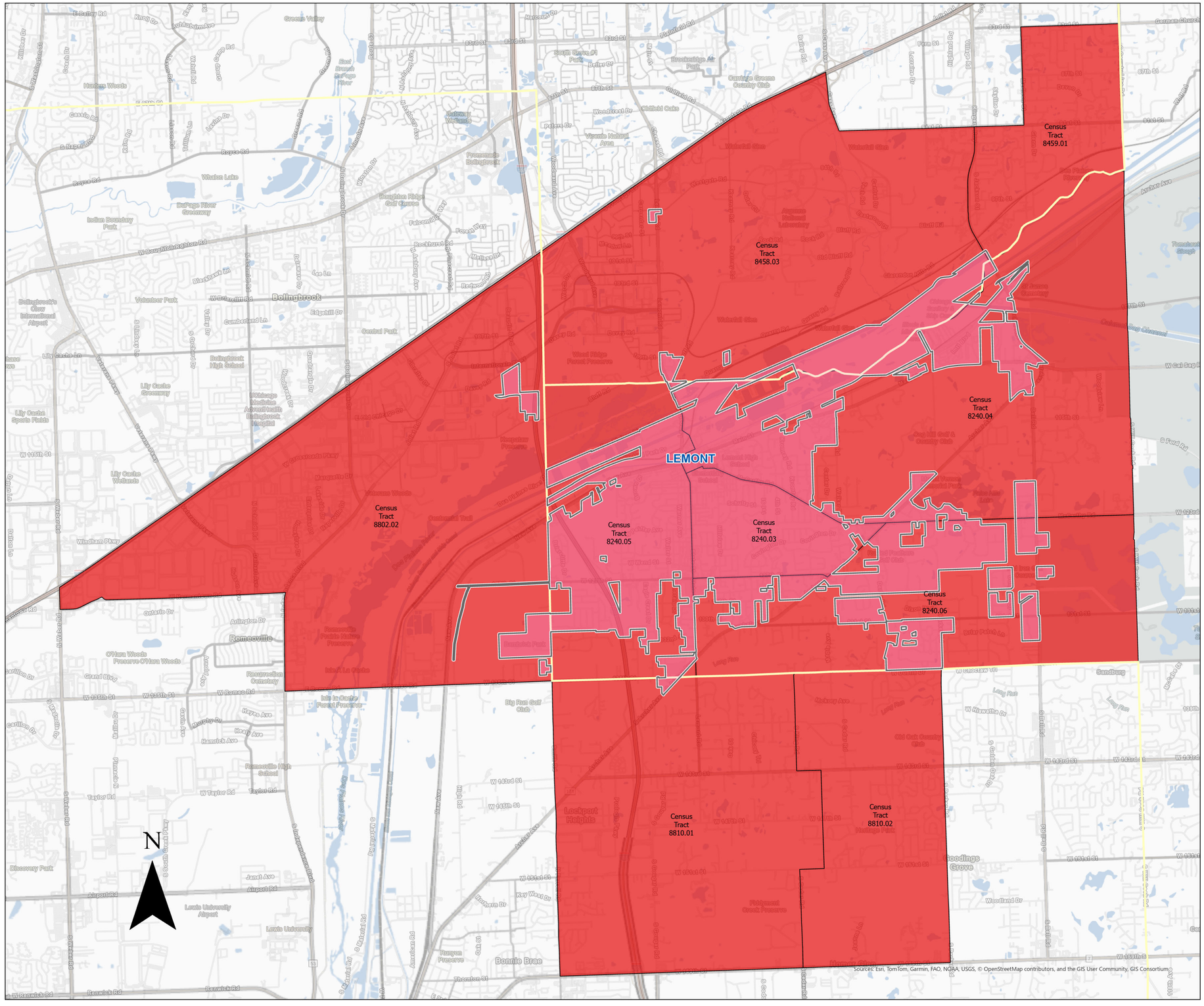
Lemont, IL Census Tracts 2025

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



Date Exported: 10/31/2025 1:08 PM

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

OMB Control Number: 0607-0368 Expiration Date: 12/31/2025

FORM **SC-900**
(2-13-2023)

U.S. DEPARTMENT OF COMMERCE
U.S. CENSUS BUREAU

United States® Census Bureau

SPECIAL CENSUS COST ESTIMATE REQUEST FORM

GENERAL INSTRUCTIONS

A Special Census is a basic enumeration of population, housing units, and group quarters conducted by the U.S. Census Bureau at the request of a governmental unit. Special Censuses are conducted on a cost reimbursable basis. The first step for a governmental unit interested in having a Special Census conducted is to request an official cost estimate from the Census Bureau.

To request a cost estimate, the governmental unit should **email** the following items to DCMD.Special.Census@census.gov:

1. An official letter from your jurisdiction requesting a Special Census cost estimate.
   a. The letter should indicate if you are requesting a cost estimate for a full or partial Special Census. A full Special Census covers the jurisdiction of the entire governmental unit. A partial Special Census must contain at least one full tract that is completely within the jurisdiction of the governmental unit and can contain additional contiguous tracts or blocks.
   b. This letter should be signed by the Highest Elected Official or designee.
2. A completed SC-900 "Special Census Cost Estimate Request Form."
   a. The fillable SC-900 should be submitted electronically.
   b. The SC-900 must be filled out completely, including your estimated population and housing unit counts.

Note: Please email (DCMD.Special.Census@census.gov) if your governmental unit is unable to fill out the SC-900 form electronically.

Your request for a cost estimate will not be considered until both items (official letter and completed SC-900) are received by the Census Bureau. Once both required items are received, the Special Census Program will notify you of receipt.

The Census Bureau estimates that completing this voluntary form will take 45 minutes on average. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to <DCMD.Special.Census@census.gov>. Use "Paperwork Reduction Project 0607-0368" as the subject.

This collection has been approved by the Office of Management and Budget (OMB). The eight-digit OMB approval number that appears at the upper right of the form confirms this approval. If this number were not displayed, the Census Bureau could not conduct this program. The Census Bureau conducts the Special Census under the legal authority of the Title 13, U.S. Code, Section 196.

SPECIAL CENSUS COST ESTIMATE REQUEST FORM

The information you provide on this form (SC-900) will be used to help the Census Bureau determine estimated costs for conducting a Special Census in your jurisdiction. Please provide the information requested. Attach additional pages as necessary. Approximately 30 days after all materials are received, the Census Bureau will send you a Special Census Cost Estimate and a Memorandum of Agreement for your consideration. The Special Census Program office will contact you if more information is needed during the cost estimate phase

I. JURISDICTION CONTACT INFORMATION

A. Governmental Unit Name: Village of Lemont

B. Governmental Unit Address – *Please include **both** the mailing address (example, PO Box) and the location address, if they are different.*

1. Mailing Address – *Number and street*
418 Main Street
City: Lemont
State: IL ZIP Code: 60439 - ZIP + 4:

☑ *Mark (X) in this box if **both** the mailing address and location address are the **same**, then SKIP to item C. Otherwise, continue with item 2 below.*

2. Location Address – *Number and street*
City:
State: ZIP Code: - ZIP + 4:

C. Does this Governmental Unit have a website?

☑ Yes – *Provide Governmental Unit URL*
www.lemont.il.us
☐ No

D. Contact Person(s)

PRIMARY

1. Name: Jason Berry
2. Title: Community Development Director
3. Telephone: (630) 257-1581 Extension:
4. FAX Number:
5. E-mail Address: jberry@lemont.il.us

ALTERNATE

1. Name: George Schafer
2. Title: Village Administrator
3. Telephone: (630) 257-1590 Extension:
4. FAX Number:
5. E-mail Address:

E. Do you have a specific time frame in which you would like to conduct a Special Census?

1 ☐ Yes – *Specify time periods (MM/DD/YYYY)*
Between and
2 ☑ No

II. CHARACTERISTICS OF THE AREAS IN WHICH SPECIAL CENSUS IS TO BE CONDUCTED

A. Will this Special Census include the entire governmental unit or only specific areas within the governmental unit? "*(A Special Census in only specific areas of the governmental unit is referred to as a partial Special Census. A partial Special Census must contain at least one full tract, with or without additional contiguous blocks.)*"

Special Census will include:

1 ☐ Entire Governmental Unit – *SKIP to item C1*

2 ☑ Only specific areas within Governmental Unit – *Continue with item B1*

B1. If you are interested in a partial Special Census, what county or counties is the Special Census area in?

County(s) partial Special Census is located in

Cook, Illinois

2. Please identify and list to the right the specific census tracts to be included in the partial Special Census. Please use Census 2020 tabulation geography.

"Note, all partial Special Censuses must contain at least one full Census tract and the full tract must be within the governmental unit's jurisdiction."

Attach additional sheets, if needed.

For example:

	TRACT
TR	2001.01
TR	0003.00

CENSUS TRACT #		CENSUS TRACT #	
TR	8240.03	TR	
TR	8240.04	TR	
TR	8240.05	TR	
TR	8240.06	TR	
TR		TR	
TR		TR	
TR		TR	
TR		TR	

If applicable, please identify and list to the right any additional contiguous census blocks to be included in the partial Special Census. Please use Census 2020 tabulation geography.

Attach additional sheets, if needed.

For example:

	TRACT		BLOCK
TR	2001.01	BL	1003
TR	0003.00	BL	2026

CENSUS TRACT #		CENSUS BLOCK #	
TR		BL	
TR		BL	
TR		BL	
TR		BL	
TR		BL	
TR		BL	
TR		BL	
TR		BL	
TR		BL	
TR		BL	
TR		BL	
TR		BL	

ASSISTANCE: For assistance with identifying tract or tract/block numbers or with using the census maps or TIGER shapefiles, please see our website: https://tigerweb.geo.census.gov/tigerweb/ or contact the Special Census Program at DCMD.Special.Census@census.gov

II. CHARACTERISTICS OF THE AREA(S) IN WHICH SPECIAL CENSUS IS TO BE CONDUCTED - Continued

C1. Using the Census Bureau definition shown below, do any of the areas to be included in the Special Census contain **GROUP QUARTERS?**

1 ☑ Yes – *Complete item C2*
2 ☐ No – *SKIP to item D1*

Group quarters are places where people live or stay in a group living arrangement that is owned or managed by an entity or organization providing housing and/or services for the residents, and residency is commonly restricted to those receiving these services. These services may include custodial or medical care as well as other types of assistance. Group quarters include such places as college residence halls, residential treatment centers, skilled-nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories.

C2. For each type of Group Quarters listed in a through g (see below), indicate whether the area to be included in the Special Census contains this type of Group Quarter.

For "Yes" responses – *Enter the total number of each type of group quarters and the estimated combined population for that type of group quarters at the time of the Special Census enumeration.*

For example: There is a college with 4 dormitories and each dormitory houses 200 students –

TYPE		Total No.	Estimated Population
1. College/University Student Housing	1 ☑ Yes → 2 ☐ No	4	800
2. Residential Treatment Center	1 ☐ Yes → 2 ☑ No		

TYPE		Total No.	Estimated Population
a. College/University Student Housing	1 ☐ Yes → 2 ☑ No		
b. Residential Treatment Centers	1 ☐ Yes → 2 ☑ No		
c. Skilled Nursing Facilities	1 ☑ Yes → 2 ☐ No	2	300
(**NOTE:** Assisted living quarters are counted as individual housing units, not as part of a group quarters.)			
d. Group Homes	1 ☐ Yes → 2 ☑ No		
e. Military Quarters	1 ☐ Yes → 2 ☑ No		
f. Correctional Facilities	1 ☐ Yes → 2 ☑ No		
g. Workers' Group Living Quarters and Job Corps Centers	1 ☐ Yes → 2 ☑ No		

NOTES – *Please use this space for any explanation that may be essential in understanding your reported data.*

II. CHARACTERISTICS OF THE AREA(S) IN WHICH SPECIAL CENSUS IS TO BE CONDUCTED – Continued

D1. Using the Census definition shown below, do any of the areas to be included in this Special Census contain **TRANSITORY LOCATIONS**, where people stay that have no usual home elsewhere?

1 ☐ Yes – *Complete item D2*
2 ☑ No – *SKIP to Section III*

Transitory locations are locations where people are unlikely to live year-round due to the transitory/temporary/impermanent nature of the location. Transitory locations include places such as campgrounds, recreational vehicle (RV) parks, marinas, hotels, motels, racetracks, circuses, or carnivals. **NOTE:** Only include the transitory locations where you believe the people staying there have no other usual home elsewhere. *For example, do not include RV parks, unless they specifically house people with no usual home elsewhere.*

D2. For each type of Transitory Location listed in a through f (see below), indicate whether the area to be included in the Special Census contains this type of Transitory Location.

For "Yes" responses – *Enter the total number of locations and the estimated combined population for that type of transitory location at the time of the Special Census enumeration.*

TYPE		Total No. of Locations	Estimated Population
a. Recreational Vehicle (RV) Park	1 ☐ Yes → 2 ☐ No		
b. Campgrounds	1 ☐ Yes → 2 ☐ No		
c. Hotels/Motels	1 ☐ Yes → 2 ☐ No		
d. Marinas	1 ☐ Yes → 2 ☐ No		
e. Racetracks	1 ☐ Yes → 2 ☐ No		
f. Circuses/Fairs/Carnivals	1 ☐ Yes → 2 ☐ No		

III. ESTIMATED POPULATION AND HOUSING UNIT COUNTS FOR AREAS IN WHICH SPECIAL CENSUS WILL BE CONDUCTED

			As of – Month	As of – Year
A.	What is the estimated housing unit count for the areas to be included in this Special Census?	*Enter housing unit count estimate* ↙ 689	5	2026
B1.	What is the estimated **population** count for persons living in housing units in the areas to be included in this Special Census? *NOTE: The 2020 Census population per household for your jurisdiction may be useful in your estimation of the population associated with new housing units.*	*Enter population count estimate* ↙ 1,876	5	2026
2.	What is the total estimated **population** of persons living in group quarters in the areas to be included in this Special Census? *Include in this population estimate any and all of the group quarters population that were specified in Section II, item C2.*	*Enter population count estimate* ↙ 0	5	2026
3.	What is the total estimated **population** of persons living in transitory locations in the areas to be included in this Special Census? *Include in this population estimate any and all of the transitory locations populations that were specified in Section II, item D2.*	*Enter population count estimate* ↙ 0	5	2026

IV. DATA USED TO DETERMINE POPULATION AND HOUSING ESTIMATES

A. Which of the following types of data were used to determine the housing unit and population estimates provided in *Section III*?
*Please specify yes or no for each listed type of data. If you answer "Yes" to any listed type of data, please enter the value of the actual or estimated **increase** from the 2020 Census that was used in determining your population and/or housing unit estimates in Section III. Please enter only the value of the **increase**.*

B. TYPE

1. Increased school enrollment	1 ☑ Yes – *Enter estimated or actual increase* →	402
	2 ☐ No	
2. Increased building permit activity	1 ☑ Yes – *Enter estimated or actual increase* →	689
	2 ☐ No	
3. Increased utility hook-ups	1 ☐ Yes – *Enter estimated or actual increase* →	
	2 ☑ No	
4. Increased occupancy permits	1 ☐ Yes – *Enter estimated or actual increase* →	
	2 ☑ No	
5. Recent annexation(s)	1 ☑ Yes – *Enter estimated or actual increase* →	11
	2 ☐ No	
6. Housing units that were vacant in the 2020 Census that are now occupied	1 ☐ Yes – *Enter estimated or actual increase* →	
	2 ☑ No	
7. Other – *Specify*		
	– *Enter estimated or actual increase* →	
	– *Enter estimated or actual increase* →	

C. Are there special circumstances that will affect a Special Census in your jurisdiction?

For example:

- A college population that fluctuates depending on the time of the year.
- Seasonal workers who are present during particular time periods, but not there at other times.
- Other unique situations that may affect a population or housing count.

1 ☐ Yes – *Please describe in detail the situation and include the dates of any potential seasonal population fluctuations.*

2 ☑ No

IV. DATA USED TO DETERMINE POPULATION AND HOUSING ESTIMATES – Continued

D. Please feel free to provide any other details about your jurisdiction that may assist us in the preparation of your Special Census cost estimate and/or the timing of a Special Census.

The Village of Lemont is a steadily growing community located primarily in southwest Cook County, Illinois. According to the 2020 Decennial Census, the Village had a population of 17,629 residents.

Since 2020, the Village has experienced sustained residential growth through new subdivision development and annexation activity. Village permit records document 689 net new residential dwelling units that are either completed or have permits issued since the 2020 Census. This figure includes 558 permits issued across eleven active developments tracked by the Village's Community Development Department, plus 78 units at Marbella of Lemont (a rental apartment development granted occupancy in Fall 2024) and 53 units at Notting Hill (attached single-family units completed early 2023).

To estimate the population associated with these 689 units, the Village applied bedroom-weighted persons-per-unit multipliers derived from the Village's own impact fee calculation schedule, which distinguishes between detached single-family (3.708 persons per unit), attached single-family (1.990 persons per unit), and apartment units (1.818 persons per unit). Applying these multipliers to the actual unit mix of the 689 post-2020 units yields an estimated population increase of approximately 1,876 persons, supporting an estimated current population of approximately 19,505.

This growth estimate is independently corroborated by enrollment data from Lemont-Bromberek Combined School District 113A, which serves the Village. District enrollment increased from 2,322 students in the 2020-21 school year to 2,724 students in 2025-26, an increase of 402 students. The district's demographic consultant has identified new residential construction within Lemont as the primary driver of this enrollment growth, specifically citing the Gleneagles subdivision — the largest active development in the Village with 409 entitled units and 265 permits issued to date. This third-party verification confirms that new housing units are occupied by households with school-age children and supports the validity of the permit-based population estimate.

Since 2020, the Village has also annexed approximately 278 acres through 11 annexations, the majority of which are residential or planned residential in nature. Annexed areas are reflected in the permitted unit counts above where applicable.

The Village anticipates continued residential growth through approximately late 2027, with 199 additional permits yet to be issued on currently approved active developments. The Village believes this is an appropriate time to conduct a Special Census to establish an accurate current population baseline.

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Judy Radomski, Police Department
THROUGH:
SUBJECT: Discussion of E-bikes, E-scooters and Other Motor-Powered Vehicles
DATE: August 17, 2026

SUMMARY/BACKGROUND
With the increase of electric micromobility devices, e-bikes, e-scooters, e-motos, etc., The Illinois General Assembly has passed Senate Bill 3484, establishing a statewide framework for regulation, effective January 1, 2027. Due to increasing use of these devices by children and the safety concerns associated within the Village of Lemont, there is need to consider an update to local ordinance.

ANALYSIS
Review of upcoming changes to the electric mobility laws and SB 3484 taking effect January 1, 2027. Discuss and review current ordinance, Chapter 12.04.091-Skateboards, roller skates, etc., restrictions and possible amendments.

Consistency with Village Policy

STAFF RECOMMENDATION
Staff recommends a review of ordinance, Chapter 12.04.091-Skateboards, roller skates, etc., restrictions and possible amendments.

BOARD ACTION REQUESTED
None. For discussion and possible ordinance update after the new law takes effect January 1, 2027.

ATTACHMENTS
Illinois Micromobility Regulations.pdf
IML Fact Sheet.pdf
Advocacy Update. A New Statewide Framework for E-Bikes and Micromobility in Illinois.pdf
Village of Lemont Ordinance, Chapter 12.04.091 Skateboards, roller skates, etc. restrictions.pdf

Illinois Micromobility Regulations

Device Type	Image	Description	Speed Capability	Current Law	SB 3484
Low-Speed Electric Bicycle*		A bicycle with fully operable pedals and electric motor less than 750 watts. Class 1 Pedal Assist (Up to 20 mph): Motor only works when you pedal. No throttle. Class 2 Throttle Assist (Up to 20 mph): Motor can power the bike without pedaling. Class 3 Pedal-Assist (Up to 28 mph): Motor only works when you pedal. Fastest current classification.	20–28 mph	• Allowed on streets, bike lanes, bike paths, and shared-use trails. • Prohibited on sidewalks. • Class 3 rider must be at least 16 years old.	• Allowed on streets, bike lanes, bike paths, and shared-use trails. • Prohibited on sidewalks. • Class 1 and 2 operators must be 15; Class 3 operators must be at least 16 years old; must be 18 to have a passenger unless they are a sibling, step sibling, child, or stepchild of the operator.
High-Speed Electric Bicycle		Pedal bicycle with an electric motor of 750+ watts that can travel faster than 28 mph.	Up to 50+ mph	NO REGULATION	• Regulated as a motor driven cycle. • Valid driver's license, title, registration and insurance required. • Prohibited on sidewalks, bike lanes and bike paths.
E-Moto		Electric motor bike with a 750+ watt motor that can travel faster than 28 mph.	Up to 50+ mph	NO REGULATION	• Regulated as a motor driven cycle. • Valid drivers license, title, registration and insurance required. • Prohibited on sidewalks, bike lanes and bike paths.
Electric Unicycle*		Self-balancing one wheeled device with an electric propulsion system.	Up to 50+ mph	NO REGULATION	• Regulated as an electric micromobility device. • Operators must be 16. • Prohibited from operating over 28 mph and on sidewalks. • Allowed on bike lanes, bike paths, and roads with speed limits up to 35 mph; allowed on roads with speed limits over 35 mph IF there is a bike lane.
Electric Skateboard*		Skateboard powered by an electric motor.	Up to 40 mph	NO REGULATION	• Regulated as an electric micromobility device. • Operators must be 16. • Prohibited from operating over 28 mph and on sidewalks. • Allowed on bike lanes, bike paths, and roads with speed limits up to 35 mph; allowed on roads with speed limits over 35 mph IF there is a bike lane.
High-Speed Electric Scooter*		A device with 2–3 wheels, handlebars, and a floorboard that can be stood upon while riding, powered by an electric motor and human power.	Up to 50+ mph	NO REGULATION	• Includes scooters over 15 mph, regulated as an electric micromobility device. • Must be 16. • Prohibited from operating over 28 mph and on sidewalks. • Allowed on bike lanes, bike paths, and roads with speed limits up to 35 mph; allowed on roads with speed limits over 35 mph IF there is a bike lane.
Low-Speed Electric Scooter*		A device with 2–3 wheels, handlebars, and a floorboard that can be stood upon while riding, powered by an electric motor and human power.	10–20 mph	• Regulation limited to scooters capable of traveling up to 10 mph. • Rider must be at least 18 years old. • Use on streets, bike lanes, bike paths, and shared-use trails, regulated locally. • Prohibited on streets with speed limit over 35 mph and state highways.	• Includes scooters up to 15 mph, regulated as an electric micromobility device. • Must be 16. • Prohibited from operating on sidewalks. • Allowed on bike lanes, bike paths, and roads with speed limits up to 35 mph, allowed on roads with speed limits over 35 mph IF there is a bike lane.
Toy Vehicle		Battery-powered toy device operating up to 10 mph, specifically designed for children under 8.	Up to 10 mph	NO REGULATION	• Allowed on sidewalks and bike paths unless prohibited locally.

*The Illinois Department of Natural Resources (IDNR), local park, forest preserve, conservation and transit districts, have the authority to regulate their individual paths and trails, allowing them to set speed limits and allow certain devices.

FACT SHEET

May 31, 2026

E-BIKES AND MICROMOBILITY DEVICE REGULATION



Senate Bill (SB) 3484, which takes effect July 1, 2027 if enacted into law by Governor JB Pritzker, establishes a statewide framework for the regulation of electric bicycles (e-bikes) and electric micromobility (e-micromobility) devices in Illinois. The Illinois Municipal League worked with the Illinois Secretary of State's (ILSOS) Office and stakeholders during development of this legislation to ensure municipal operational concerns and enforcement considerations were incorporated into the legislative framework. ILSOS has released guidance (available via this link) regarding e-bikes and micromobility regulation.

This legislation creates uniform classifications and operational standards for low-speed e-bikes, electric scooters (e-scooters), skateboards, unicycles and similar devices, while clarifying when high-speed devices are regulated as motor-driven cycles under the Illinois Vehicle Code. SB 3484 directly impacts municipal roadway management, enforcement practices and public safety considerations within local rights-of-way.

WHAT ARE E-BIKES AND MICROMOBILITY DEVICES?

E-bikes and e-micromobility devices are small, electric-powered transportation devices increasingly used on local roadways, bike lanes and shared-use infrastructure. These devices include low-speed e-bikes (Class 1, Class 2 and Class 3), e-scooters, electric skateboards (e-skateboards), electric unicycles (e-unicycles) and other e-micromobility devices.

This legislation classifies these devices based on factors including speed capability, motor wattage and device type. Devices capable of operating in excess of 28 miles per hour (mph) may be regulated as motor-driven cycles under the Illinois Vehicle Code.

TITLE AND REGISTRATION REQUIREMENTS

Beginning January 1, 2027, certain motor-driven cycles powered by electric motors exceeding 750 watts and certain gas-powered bicycles capable of speeds greater than 28 mph will be subject to certificate of title requirements under the Illinois Vehicle Code.

MUNICIPAL AND LAW ENFORCEMENT CONSIDERATIONS

Prior to implementation, municipalities and law enforcement agencies should:

- Review local ordinances for consistency with this legislation;
- Evaluate roadway, sidewalk and shared-use path regulations;
- Review enforcement protocols and operational practices; and,
- Update local guidance related to micromobility device operation and safety.

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ILLINOIS MUNICIPAL LEAGUE

500 East Capitol Avenue | P.O. Box 5180 | Springfield, IL 62705-5180 | Ph: 217.525.1220 | Fx: 217.525.7438 | **iml.org**

AUTHORIZATION AND POTENTIAL LIABILITY

The operation of e-bikes and e-micromobility devices may occur within municipal rights-of-way, including streets, bike lanes and shared-use paths. While municipalities retain authority regarding roadway management and local transportation infrastructure, SB 3484 establishes statewide operational standards and classifications that municipalities must administer consistent with this legislation.

As these devices become more prevalent, municipalities should be aware that:

- Increased use may create heightened safety risks involving pedestrians, vehicles and other users of the public right-of-way;
- Decisions regarding roadway design, signage and permitted uses may impact potential liability exposure; and,
- The absence of clear local operational policies may create enforcement and risk management challenges.

Municipal officials are encouraged to review existing ordinances and operational practices to ensure consistency with this legislation and area transportation conditions.

SIGNAGE REQUIREMENTS

This legislation requires state and local government entities with jurisdiction involving bicycle-specific areas to install permanent signage or pavement markings where motor-driven cycles are prohibited. This requirement applies to bicycle lanes, shared-use paths, bicycle trails and other bicycle-specific areas established under state or local law.

DEVICE CLASSIFICATIONS

Device classification is based on speed capability, motor wattage and operational characteristics, which determine whether a device is regulated under micromobility provisions or motor vehicle laws.



LOW-SPEED E-BIKES (CLASS 1, 2 AND 3)

Low-speed e-bikes are classified as Class 1, Class 2 or Class 3 devices under this legislation. Class 1 and Class 2 e-bikes provide electric assistance up to 20 mph and Class 3 e-bikes provide pedal-assist up to 28 mph. These devices may generally operate on roadways, bike lanes and shared-use paths consistent with state and local requirements. Operation on sidewalks may be restricted under state or local law depending on device classification and location.



E-MICROMOBILITY DEVICES

E-scooters, skateboards and unicycles fall within this category. These devices may generally operate on roadways with posted speed limits of 35 mph or less and on high-speed roadways where bicycle lanes are present, subject to state and local restrictions. E-micromobility devices are prohibited from operating on sidewalks under the legislation and operators must be at least 16 years old.



HIGH-SPEED E-BIKES AND E-MOTOS

Devices exceeding 750 watts or that are capable of operating in excess of 28 mph may be classified as motor-driven cycles under the Illinois Vehicle Code. These devices are subject to driver's license requirements, vehicle registration requirements, insurance requirements and additional motor vehicle regulations. Motor-driven cycles are prohibited from operating on bicycle-specific areas where prohibited by state or local law.



TOY VEHICLES

Low-speed devices designed for children and operating at speeds of 10 mph or less are regulated separately from e-micromobility devices under the Illinois Vehicle Code. These devices are treated as pedestrians and may operate on sidewalks, unless restricted locally.

RESTRICTIONS FOR E-BIKE AND MICROMOBILITY DEVICE USE

Municipal officials and law enforcement should be aware of the following statewide requirements:

- Devices capable of operating in excess of 28 mph may be regulated as motor-driven cycles and subject to additional licensing, registration and insurance requirements;
- Operators of e-micromobility devices must be at least 16 years of age;
- E-micromobility devices are prohibited from operating on sidewalks;
- E-micromobility devices may generally operate on roadways with speed limits up to 35 mph and on high-speed roadways where bicycle lanes are present;
- Devices classified as motor-driven cycles must comply with applicable motor vehicle requirements, including licensure, registration and insurance;
- A person may not tamper with or modify a device to exceed its designed speed capability;
- Motor-driven cycles and certain high-speed devices remain subject to Illinois DUI laws under the Illinois Vehicle Code;
- Retailers and manufacturers are prohibited from misrepresenting high-speed devices as low-speed e-bikes; and,
- All devices must be operated in a safe manner consistent with roadway conditions and applicable traffic laws.

iml.org

ADVOCACY UPDATE: A NEW STATEWIDE FRAMEWORK FOR E-BIKES AND MICROMOBILITY IN ILLINOIS

Illinois communities are seeing rapid growth in the use of electric bicycles (e-bikes), electric scooters (e-scooters) and other micromobility devices on local streets, sidewalks, bike paths and shared-use infrastructures. As these devices become more common in communities of every size, municipalities and law enforcement agencies have increasingly raised concerns regarding safety, enforcement, roadway compatibility and the lack of statewide consistency.

To address these concerns, comprehensive statewide legislation establishing uniform definitions, operating standards and enforcement thresholds for e-bikes and electric micromobility (e-micromobility) devices across Illinois was developed.

The legislation creates a clear regulatory structure for municipalities, residents, retailers and law enforcement while distinguishing between low-speed devices intended for local transportation and higher-powered devices that function more like motorcycles or motor-driven cycles. The legislation also recognizes the growing role micromobility devices play in local transportation networks and attempts to balance innovation, mobility and public safety.

The Illinois Municipal League (IML) worked collaboratively with the Illinois Secretary of State's Office (ILSOS) during development of the legislation to ensure municipal concerns and operational realities were considered throughout the process.

WHY THIS LEGISLATION MATTERS

For several years, municipalities across Illinois have faced increasing uncertainty regarding how to safely integrate, regulate and address enforcement issues involving the use of e-bikes and other micromobility devices. Questions surrounding speed capabilities, age restrictions, roadway access, sidewalk use and classification standards often varied between manufacturers, retailers and local jurisdictions.

At the same time, municipalities were experiencing a sharp increase in complaints and concerns related to unsafe operation, devices traveling at excessive speeds, conflicts with pedestrians and uncertainty surrounding enforcement authority.

The legislation establishes a statewide baseline by clearly defining device classifications and operational rules while still recognizing the important role local governments play in managing transportation infrastructure.

UNDERSTANDING THE DIFFERENT DEVICE CATEGORIES

The legislation establishes several classifications for e-bikes and micromobility devices.

Low-speed e-bikes include Class 1, Class 2 and Class 3 devices operating up to 28 miles per hour (mph). These include both pedal-assist and throttle-assisted bicycles commonly seen on local streets and trails. Under the legislation, these devices are permitted on roadways, bike lanes and shared-use paths but are prohibited from operating on sidewalks.

The legislation also establishes minimum age requirements. Operators of Class 1 and Class 2 e-bikes must be at least 15 years old, while operators of Class 3 e-bikes must be at least 16 years old. Additional passenger restrictions also apply to certain Class 3 operations.

E-scooters, skateboards, unicycles and similar devices are categorized separately as e-micromobility devices. These devices may operate on roadways with speed limits of up to 35 mph and may only operate on higher-speed roadways where bike lanes are present. Like e-bikes, they are prohibited on sidewalks. Operators must be at least 16 years old.

The legislation also addresses high-powered devices commonly referred to as "e-motos" or high-speed e-bikes. Devices exceeding 750 watts or capable of speeds greater than 28 mph are classified as motor-driven cycles. These devices are subject to licensing, registration and insurance requirements and are prohibited from operating on bike lanes, bike paths and sidewalks.

MUNICIPAL AND ENFORCEMENT CONSIDERATIONS

While the legislation creates statewide standards, municipalities continue to play a critical role in managing local transportation systems and public rights-of-way.

For law enforcement agencies, proper classification of devices will be essential. Enforcement may require officers to evaluate motor wattage, speed capability, roadway location and whether a device has been modified beyond legal operating thresholds.

The legislation also prohibits tampering with devices to exceed intended speed limitations and prohibits operating e-bikes or micromobility devices while under the influence of alcohol or drugs. Retailers and manufacturers are additionally prohibited from misrepresenting high-speed devices as low-speed e-bikes.

A COLLABORATIVE APPROACH

One of the most important aspects of this legislation was the collaborative process used to develop it.

Rather than advancing a statewide framework without municipal input, ILSOS worked alongside IML to ensure the legislation reflected operational realities facing local governments and law enforcement agencies throughout Illinois.

That collaboration helped produce legislation that establishes clearer statewide standards while recognizing the practical enforcement and infrastructure challenges municipalities face every day.

IML has long supported policies that promote public safety, provide clear and enforceable standards, preserve meaningful local authority and recognize the fiscal and operational impacts state policy decisions can have on municipalities.

As micromobility technology continues evolving, IML will continue working with the General Assembly, state agencies and stakeholders to ensure Illinois communities have practical, enforceable and locally informed policies that protect both public safety and municipal operations. IML will publish a fact sheet outlining the legislation's key provisions, enforcement considerations and practical impacts. IML's fact sheets are available at iml.org/factsheets.

12.04.091. - Skateboards, roller skates, etc., restrictions.

(a) No person shall ride a skateboard or roller skates upon:

(1) A public sidewalk, street, park or any other publicly owned or maintained area in a negligent or reckless manner, or in any manner that would create a danger of injury to a person or property;

(2) A sidewalk or a parking or loading area within an area zoned for business under the village zoning ordinance and upon which appropriate signs or markings so prohibiting skateboarding and roller skating are present; or

(3) No person shall use, operate or be in control of a motorized skateboard, go-cart or minibike on a public street, parking lot, sidewalk, bike path or other areas open to the public. Driving a motorized skateboard, go-cart or minibike may be permitted on private property with the permission of the property owner or in public or quasi-public areas where signs are posted permitting the motorized vehicles.

(b) The term "skateboard," as used in this section, means a platform supported by wheels intended to carry and support a human foot and to be propelled by human foot power. The term "stakeboard" includes vehicles containing a handlebar and sometimes referred to as scooters.

(c) The parent of any child or the guardian of any ward shall not authorize or knowingly permit any child or ward to violate any of the provisions of this section. Any parent or guardian knowingly authorizing or permitting a violation shall upon conviction thereof be guilty of a misdemeanor and shall be punished in accordance with the penalties provided for in subsection (d) of this section.

(d) The penalty for the violation of this section shall be not less than $15.00 or more than $100.00 for each such offense.

(Code 1988, § 12.04.121)