Village of Lemont

VILLAGE BOARD COMMITTEE OF THE WHOLE MEETING
October 19, 2026 – 6:30 PM
418 Main Street
AGENDA

I. Call to Order

II. Roll Call

III. Discussion Items

- III.A Village of Lemont Police Pension - Presentation of Municipal Compliance Report, Actuary Report and Tax Levy Request.
- III.B Village of Lemont 2026 Property Tax Levy Estimates - Truth in Taxation
- III.C Discussion of Walker Road Area Rail Safety Improvement Project Proposal.
- III.D Discussion of Case 2026-10 12895 Marian Drive Variation
- III.E Discussion of Case 2026-09 LFPD Station 1 Rezoning
- III.F Discussion of Case 2026-12 LFPD Station 4 Rezoning & PUD Amendment
- III.G Discussion of Case 2026-11 LFPD Station 2 Rezoning & Planned Unit Development
- III.H 2026 Proposed Building Code Amendment

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:	Darshana Prakash, Finance
THROUGH:	Brian Kondrat, President, Police Pension Board George Schafer, Village Administrator
SUBJECT:	Village of Lemont Police Pension - Presentation of Municipal Compliance Report, Actuary Report and Tax Levy Request.
DATE:	October 19, 2026

SUMMARY/BACKGROUND

Pursuant to Illinois Public Act 95-0950 (House Bill 5088), the Police Pension Board is required to submit its annual Municipal Compliance Report to the Village prior to the adoption of the annual property tax levy, which must occur by the last Tuesday in December.

The attached Municipal Compliance Report, prepared by Lauterbach & Amen, LLP, provides a summary of the Police Pension Fund's actuarial information and funding requirements. Also attached is the Police Pension Board's request for the amount to be included in the Village's 2026 property tax levy.

As of April 30, 2026, the Police Pension Fund reported a net position of $37,179,901.

The actuarially determined contribution for the 2026 property tax levy is $1,506,685, reflecting the following changes in actuarial assumptions and funding methodology:

1. Expected Rate of Return: Decreased from 7.00% to 6.75%.
2. Funding Methodology: Changed from level percentage of payroll to level dollar contributions.

Kevin Cavanaugh, Principal at Lauterbach & Amen, LLP, will be present to review the actuarially determined contribution, discuss the impact of these changes, and present alternative funding approaches for determining the Village's annual pension contributions.

ANALYSIS

Consistency with Village Policy
Budget (if applicable)

STAFF RECOMMENDATION

Staff recommends that the Board accept the Municipal Compliance Report and direct staff to incorporate the Board's funding decision into the Village's 2026 tax levy.

BOARD ACTION REQUESTED

Staff recommends that the Board accept the Municipal Compliance Report and direct staff to

incorporate the Board's funding decision into the Village's 2026 tax levy.

ATTACHMENTS

Lemont_Police_4-30-2026_Funding Actuarial Presentation.pdf
10.13.26.Ltr to Mayor re annual tax levy req.pdf
2026 Municipal Compliance Report.pdf

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Lemont Police Pension Fund Actuarial Reporting

For the Contribution Year Ending April 30, 2027 for Funding Purposes

For the Fiscal Year Ending April 30, 2026 for Financial Statement Reporting

Presented by:
Kevin Cavanaugh, Principal, Enrolled Actuary

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Recommended Contribution & Funded Status

Page 8 in Report

	Prior Valuation	Current Valuation	Difference
Recommended Contribution	$1,021,154	$1,506,685	$485,531 (47.55% Increase)
Fair Value of Assets (FVA)	$30,369,106	$37,179,901	$6,810,795
Actuarial Value of Assets (AVA)	$30,648,553	$33,461,911	$2,813,358
Actuarial Accrued Liability	$36,954,010	$42,871,061	$5,917,051
EAN Unfunded Actuarial Accrued Liability/(Surplus)	$6,305,457	$9,409,150	$3,103,693
Percent Funded (AVA)	82.94%	78.05%	(4.89%)

Current Funding Policy is level dollar contributions to a 100% funding target over a layered amortization period of 15 years.

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Recommended Contribution Reconciliation

Page 15 in Report

	Actuarial Liability	Recommended Contribution	Funded %
Prior Valuation	**$36,954,010**	**$1,021,154**	**82.94%**
Expected Changes	$1,877,804	$33,187	1.16%
Salary Increases Greater than Expected	$420,078	$39,371	-0.90%
Actuarial Experience	$2,210,361	$163,426	-4.54%
Assumption Changes	$1,408,808	$167,772	-2.60%
Funding Policy Changes	$0	$162,005	0.00%
Investment Return Greater than Expected	$0	($71,518)	1.75%
Contributions Greater than Expected	$0	($8,712)	0.21%
Net Increase/(Decrease)	**$5,917,051**	**$485,531**	**-4.91%**
Current Valuation	**$42,871,061**	**$1,506,685**	**78.02%**

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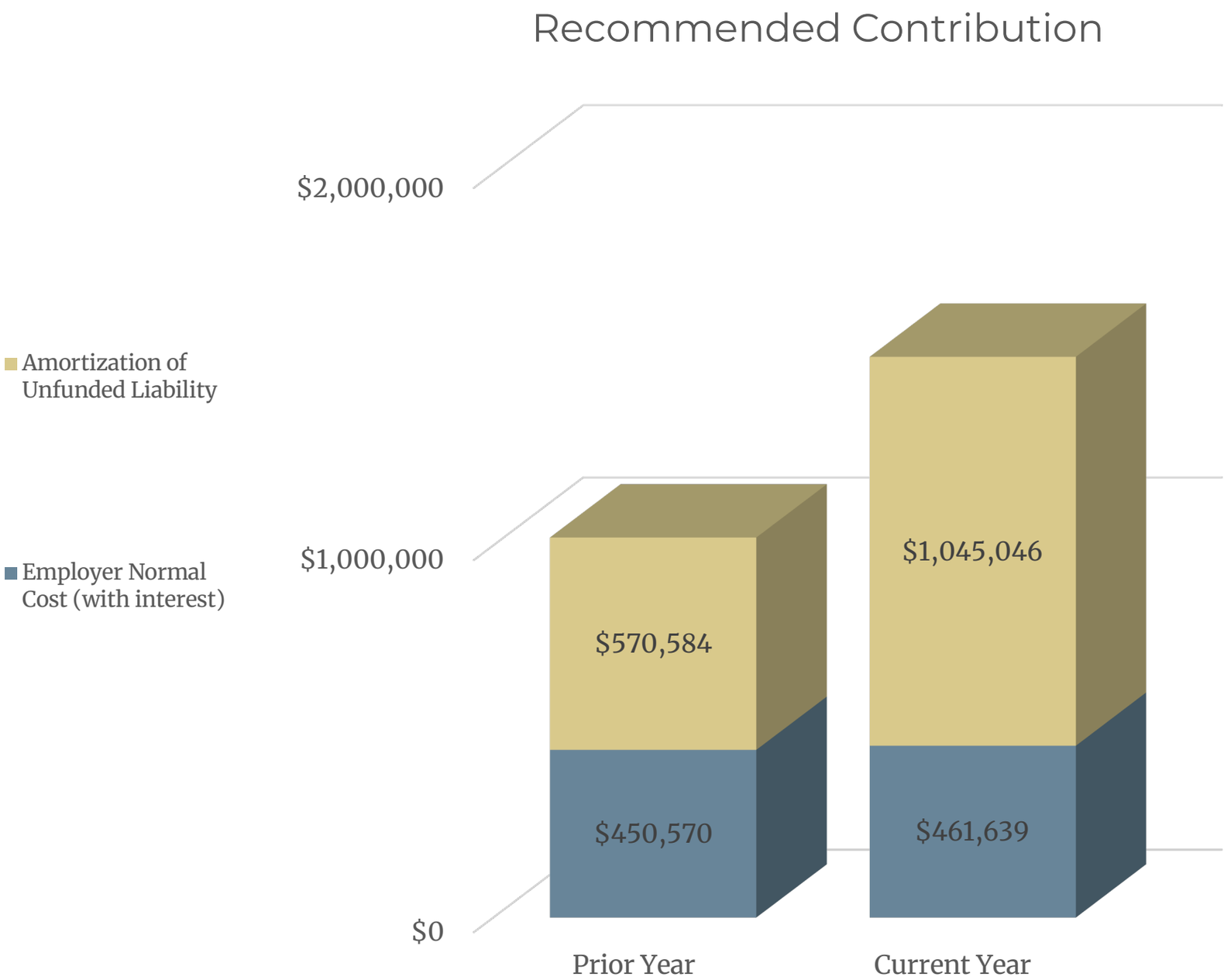
Recommended Contribution Breakdown

Page 26 in Report



Long-term Annual Cost of the Plan is 30.64% of the Current Year Contribution

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Key Demographic Changes

Page 13-14 in Report

Key Demographic Changes	Recommended Contribution Impact
2 New Hires	$45,446
5 New Retirements	$86,405
1 New Termination	($4,016)
17 Continuing Inactives	$10,643
Net Increase/(Decrease)	**$138,478**

A 1-2% increase in the Actuarial Accrued Liability can translate into a Recommended Contribution increase of $47,000 - $93,000.

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Age and Service Distribution

Page 32 in Report

1/1/2026 Age and Service Distribution - Tier 1|Tier 2 Active Members												
	Service	Under 1	1 to 4	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 & up	Total
Age												
Under 25			0|2									0|2
25 to 29			0|5									0|5
30 to 34			0|1	0|1	0|2							0|4
35 to 39					0|1							0|1
40 to 44					1|2	1|0	1|0					3|2
45 to 49					0|1		4|0	2|0				6|1
50 to 54		0|1										0|1
55 to 59						1|0	1|0					2|0
60 to 64												
65 to 69												
70 & up												
Total		0|1	0|8	0|1	1|6	2|0	6|0	2|0				11|16

Tier 1 Retirement Eligibility

Tier 2 Retirement Eligibility

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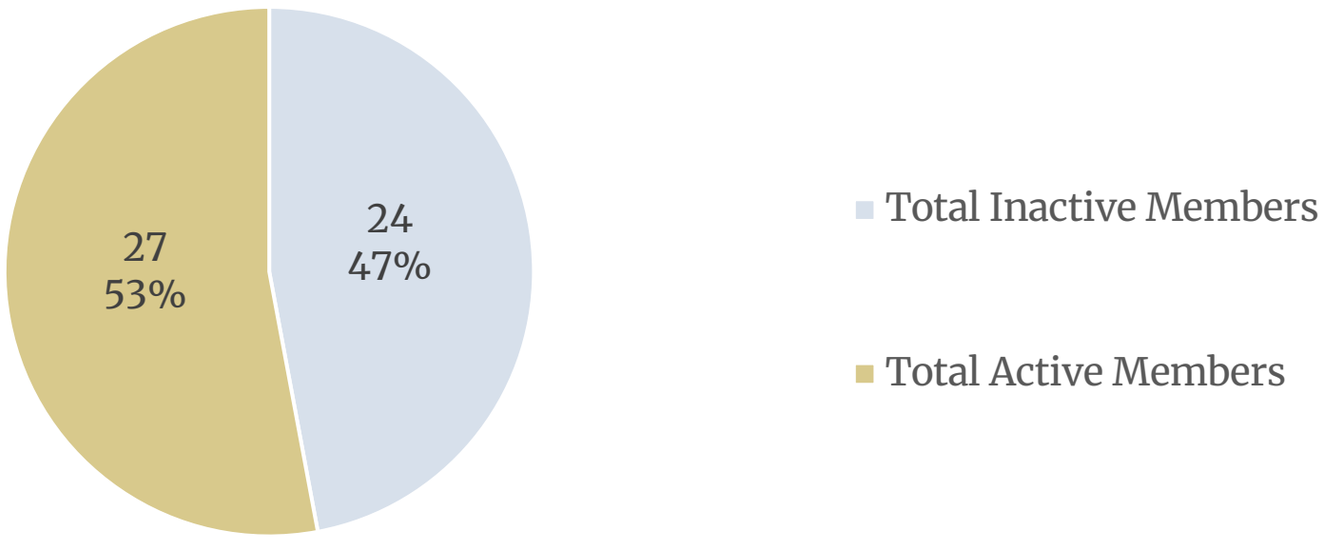
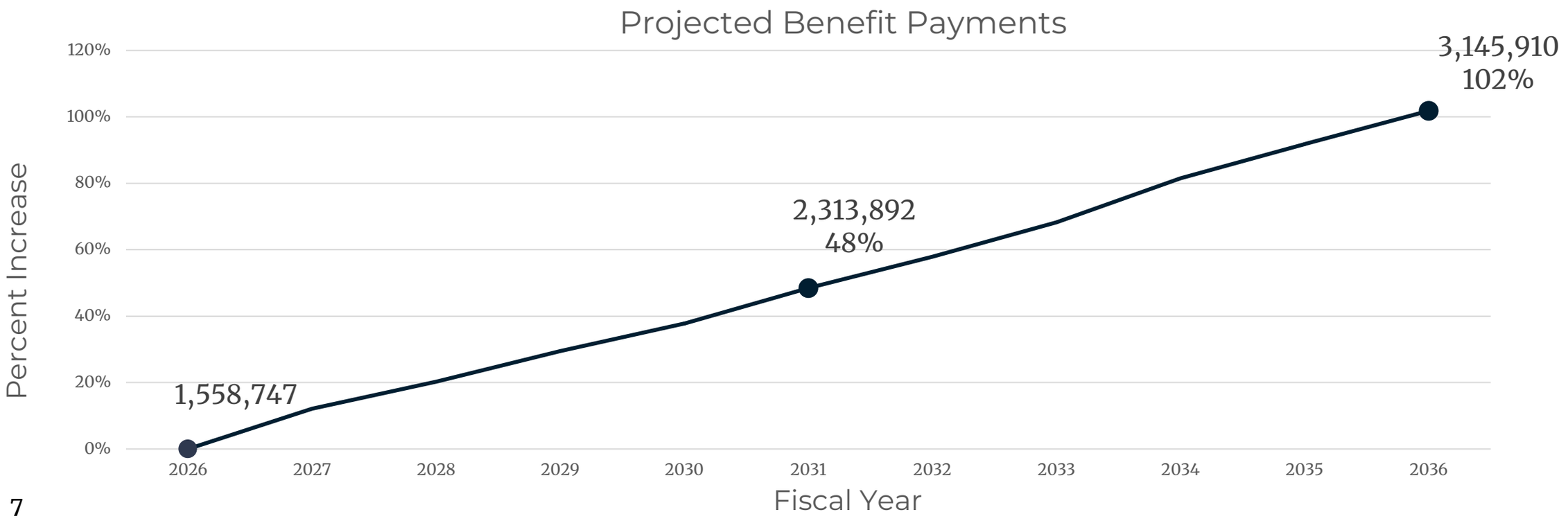
Expected Benefit Payments

Page 9 & 31 in Report





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Assumption Changes

Page 14-15 in Report

- In the current valuation, we have updated the Expected Rate of Return on Investments assumption from 7.00% to 6.75%

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Funding Policy Changes

Page 14 in Report

The Funding Policy was changed from the prior valuation:

- Prior Valuation: 15-year single point level % payroll amortization
- Current Valuation: 15-year layered level $ amortization

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Change in Fair Value of Assets

Page 17 in Report

	Current Valuation
Beginning Fair Value of Assets	**$30,369,106**
Employer Contributions	$1,034,860
Member Contributions	$418,230
Return on Investments	$6,954,381
Benefit Payments	($1,558,747)
Other Expenses	($37,929)
Change in Fair Value	**$6,810,795**
Ending Fair Value of Assets	**$37,179,901**

The Rate of Return on Investments on a Fair Value of Assets Basis for the Fund was Approximately 22.81% Net of Administrative Expense. The Expected Rate of Return on Investments is 6.75%.

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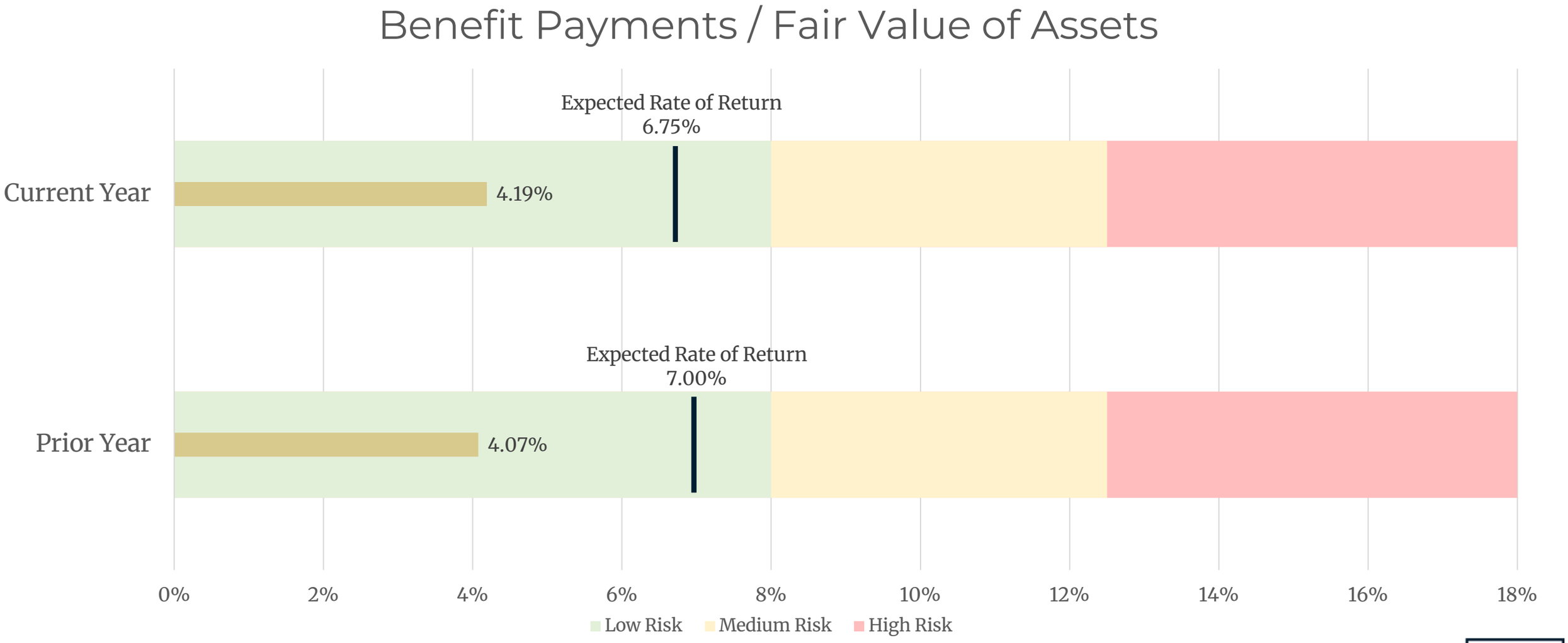
Risk Management

The Fair Value of Assets ($37.2M) is greater than the Actuarial Accrued Liability for inactive Members ($28.1M).



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Expected Rate of Return Sensitivity

Page 23 in Report

	0.25% Decrease (6.50%)	Current Expected Rate of Return on Investments (6.75%)	0.25% Increase (7.00%)
Recommended Contribution	$1,698,945	$1,506,685	$1,321,255
Dollar Impact	$192,260		($185,430)
Percentage Impact	12.76%		(12.31%)

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Five-Year Employer Contribution History

Page 35 in GASB 67/68 Report

Fiscal Year End	Employer Contribution	Actuarially Determined Contribution (ADC)	% of ADC
FYE 4/30/2026	$1,034,860	$826,220	125.25%
FYE 4/30/2025	$932,047	$889,160	104.82%
FYE 4/30/2024	$1,319,527	$850,550	155.14%
FYE 4/30/2023	$1,117,581	$970,895	115.11%
FYE 4/30/2022	$1,702,395	$1,038,689	163.90%
		5 - Year Average	**132.84%**

The Actuarially Determined Contribution for the Current Year is the Recommended Contribution from the May 1, 2024 Actuarial Valuation completed by Lauterbach & Amen, LLP .

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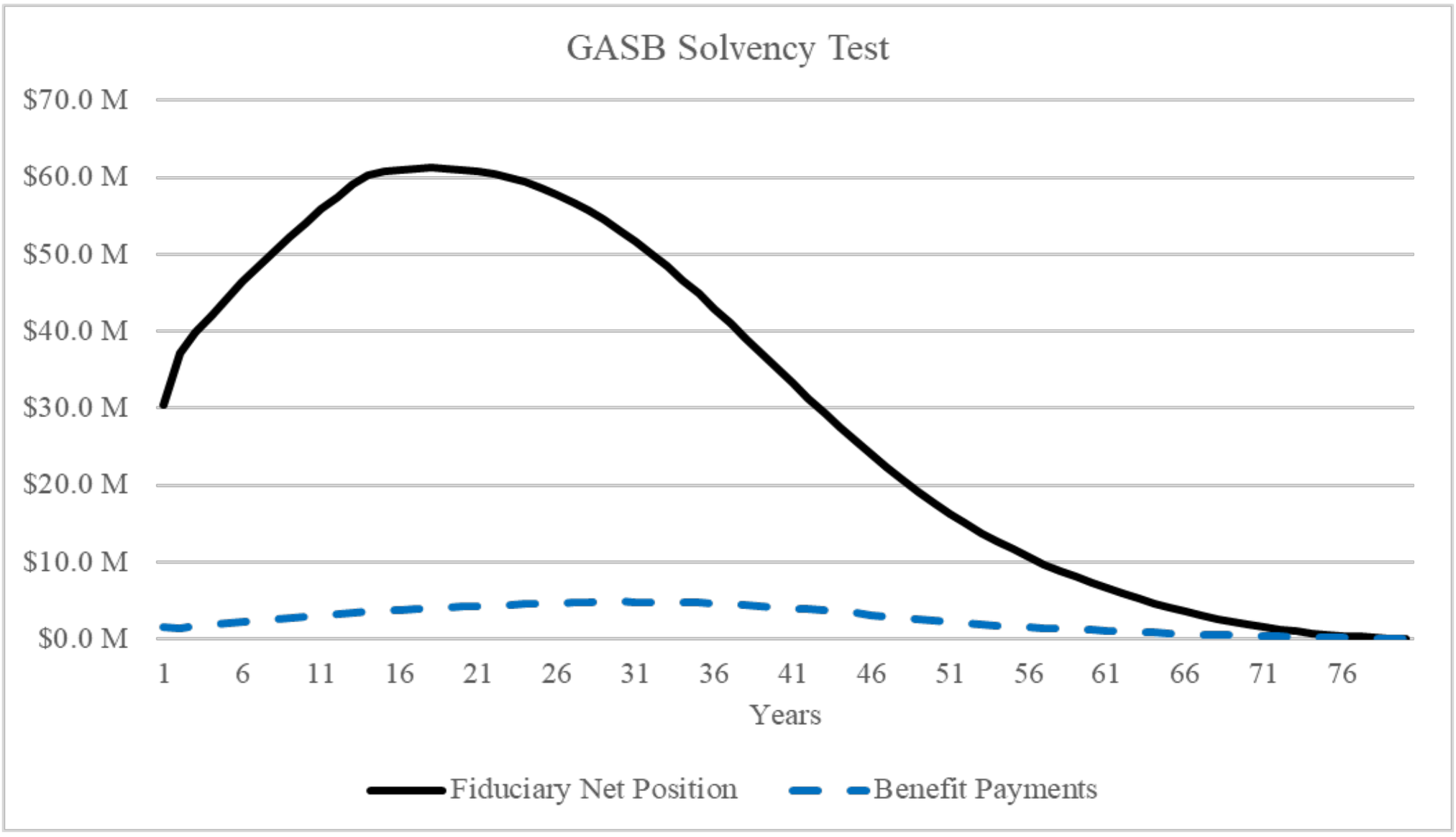
GASB Solvency Test

Page 44 in GASB 67/68 Report



The Plan's Projected Fiduciary Net Position is Anticipated to Cover Projected Benefit Payments in Full for the Current Employees.

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Actuarial Certification

- The Actuarial findings summarized in this presentation were prepared by qualified Actuaries in accordance with the applicable Actuarial Standards of Practice. This presentation is intended to provide a high-level summary of the Actuarial results and key findings. Results may be rounded in this presentation for ease of communication.

- The full Actuarial Funding Report as of May 1, 2026 & GASB 67/68 Report for the April 30, 2026 Financial Statement Reporting should be relied upon for complete information and detail regarding the Actuarial findings. This includes a detailed listing of all data, provisions, assumptions and methods used in the analysis.

REIMER DOBROVOLNY & LABARDI PC

A PUBLIC SAFETY LAW FIRM

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October 13, 2026

Honorable John Egofske, Mayor
Village of Lemont
418 Main St.
Lemont, IL 60439

Via USPS Priority Mail

Re: Lemont Police Pension Fund-Annual Tax Levy Requirements

Dear Honorable Mayor Egofske:

Please be advised that the undersigned is legal counsel for the Lemont Police Pension Fund. At a recent Pension Board meeting, the Pension Board Trustees discussed the annual tax levy/municipal contribution requirements for the Pension Fund for the upcoming tax year. As you are aware, the Pension Board either relies on an actuarial valuation performed by the Illinois Police Officers' Pension Investment Fund or an independent actuary employed by the Pension Board.

In this case, the Pension Board relied upon the actuarial valuation performed by Lauterbach & Amen. See enclosed. The recommended levy for the upcoming tax year, in order to satisfy the annual requirements of the Lemont Police Pension Fund, as required by §5/3-125 of the Pension Code, is the amount of **$1,506,685.00**. Also, enclosed please find the Municipal Compliance Report adopted by the Pension Board

Accordingly, pursuant to §5/3-125 of the Pension Code, the Lemont Police Pension Board is requesting the Village of Lemont levy or contribute this amount for the upcoming tax year in order to satisfy the annual requirements of the Lemont Police Pension Fund and reduce the unfunded liabilities of the Fund. In the event that the Village will not be levying or contributing this amount, please advise me.

Thank you for your anticipated cooperation. Please do not hesitate to contact the undersigned should you have any questions or concerns.

Very truly yours,

Vincent C. Mancini

cc: Brian Kondrat - bkondrat@lemont.il.us
President, Lemont Police Pension Fund

THE VILLAGE OF LEMONT, ILLINOIS

POLICE PENSION FUND

PUBLIC ACT 95-0950
MUNICIPAL COMPLIANCE REPORT

FOR THE FISCAL YEAR ENDED
APRIL 30, 2026

418 Main Street
Lemont, IL 60439
Phone: 630.257.2229
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Lauterbach & Amen, LLP
CERTIFIED PUBLIC ACCOUNTANTS

668 NORTH RIVER RD. • NAPERVILLE, ILLINOIS 60563
PHONE 630.393.1483 • FAX 630.393.2516
www.lauterbachamen.com

October 2, 2026

Members of the Pension Board of Trustees
Lemont Police Pension Fund
Lemont, Illinois

Enclosed please find a copy of your Municipal Compliance Report for the Lemont Police Pension Fund for the fiscal year ended April 30, 2026. We have prepared the report with the most recent information available at our office. Should you have more current information, or notice any inaccuracies, we are prepared to make any necessary revisions and return them to you.

The President and Secretary of the Pension Fund are required to sign the report on page 3. If not already included with the enclosed report, please also include a copy of the Pension Fund's most recent investment policy.

The signed Public Act 95-0950 - Municipal Compliance Report must be provided to the Municipality before the tax levy is filed on the last Tuesday in December. We are sending the report via email to promote an environmentally-friendly work atmosphere.

If you have any questions regarding this report, please contact your Client Manager or PSA.

Respectfully submitted,

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

THE VILLAGE OF LEMONT, ILLINOIS
POLICE PENSION FUND

Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2026

The Pension Board certifies to the Board of Trustees of the Village of Lemont, Illinois on the condition of the Pension Fund at the end of its most recently completed fiscal year the following information:

1) The total cash and investments, including accrued interest, of the fund at market value and the total net position of the Pension Fund:

	Current Fiscal Year	Preceding Fiscal Year
Total Cash and Investments (including accrued interest)	$37,177,308	$30,365,493
Total Net Position	$37,179,901	$30,369,106

2) The estimated receipts during the next succeeding fiscal year from deductions from the salaries of police officers and from other sources:

Estimated Receipts - Employee Contributions	$348,400
Estimated Receipts - All Other Sources	
Investment Earnings	$2,509,500
Municipal Contribution	$1,506,685

3) The estimated amount required during the next succeeding fiscal year to (a) pay all pensions and other obligations provided in Article 3 of the Illinois Pension Code, and (b) to meet the annual requirements of the fund as provided in Sections 3-125 and 3-127:

(a) Pay all Pensions and Other Obligations	$1,995,800
(b) Annual Requirement of the Fund as Determined by:	
Illinois Police Officers' Pension Investment Fund	N/A
Private Actuary - Lauterbach & Amen, LLP	
Recommended Municipal Contribution	$1,506,685
Alternative Municipal Contribution	N/A

THE VILLAGE OF LEMONT, ILLINOIS
POLICE PENSION FUND

Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2026

4) The total net income received from investment of assets along with the assumed investment return and actual investment return received by the fund during its most recently completed fiscal year compared to the total net income, assumed investment return, and actual investment return received during the preceding fiscal year:

	Current Fiscal Year	Preceding Fiscal Year
Net Income Received from Investment of Assets	$6,954,381	$2,691,471
Assumed Investment Return		
Illinois Police Officers' Pension Investment Fund	N/A	6.800%
Private Actuary - Lauterbach & Amen, LLP	6.750%	7.000%
Actual Investment Return	20.593%	9.269%

5) The total number of active employees who are financially contributing to the fund:

Number of Active Members	27

6) The total amount that was disbursed in benefits during the fiscal year, including the number of and total amount disbursed to (i) annuitants in receipt of a regular retirement pension, (ii) recipients being paid a disability pension, and (iii) survivors and children in receipt of benefits:

	Number of	Total Amount Disbursed
(i) Regular Retirement Pension	20	$1,463,547
(ii) Disability Pension	0	$0
(iii) Survivors and Child Benefits	2	$95,199
Totals	22	$1,558,746

THE VILLAGE OF LEMONT, ILLINOIS
POLICE PENSION FUND

Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2026

7) The funded ratio of the fund:

	Current Fiscal Year	Preceding Fiscal Year
Illinois Police Officers' Pension Investment Fund	N/A	82.25%
Private Actuary - Lauterbach & Amen, LLP	78.05%	82.94%

8) The unfunded liability carried by the fund, along with an actuarial explanation of the unfunded liability:
Unfunded Liability:

Illinois Police Officers' Pension Investment Fund	N/A
Private Actuary - Lauterbach & Amen, LLP	$9,409,150

The accrued liability is the actuarial present value of the portion of the projected benefits that has been accrued as of the valuation date based upon the actuarial valuation method and the actuarial assumptions employed in the valuation. The unfunded accrued liability is the excess of the accrued liability over the actuarial value of assets.

9) Please see attached Investment/Cash Management policy if applicable

Please see Notes Page attached.

CERTIFICATION OF MUNICIPAL POLICE
PENSION FUND COMPLIANCE REPORT

The Board of Trustees of the Pension Fund, based upon information and belief, and to the best of our knowledge, hereby certify pursuant to §3-143 of the Illinois Pension Code 40 ILCS 5/3-143, that the preceding report is true and accurate.

Adopted this 12 day of OCT, 2026

President Brian M. Monstello Date 10/12/26

Secretary Joel Ilse Date 10-12-26

THE VILLAGE OF LEMONT, ILLINOIS
POLICE PENSION FUND

Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2026

INDEX OF ASSUMPTIONS

1) Total Cash and Investments - as Reported at Market Value in the Audited Financial Statements for the Years Ended April 30, 2026 and 2025.

   Total Net Position - as Reported in the Audited Financial Statementsfor the Years Ended April 30, 2026 and 2025.

2) Estimated Receipts - Employee Contributions as Reported in the Audited Financial Statements for the Year Ended April 30, 2026 plus 3.25% Increase (Actuarial Salary Increase Assumption) Rounded to the Nearest $100.

   Estimated Receipts - All Other Sources:

   Investment Earnings - Cash and Investments as Reported in the Audited Financial Statements for the Year Ended April 30, 2026, times 6.75% (Actuarial Investment Return Assumption) Rounded to the Nearest $100.

   Municipal Contributions - Recommended Tax Levy Requirement as Reported by Lauterbach & Amen, LLP, Actuarial Valuation for the Year Ended April 30, 2026.

3) (a) Pay all Pensions and Other Obligations - Total Non-Investment Deductions as Reported in the Audited Financial Statements for the Year Ended April 30, 2026, plus a 25% Increase, Rounded to the Nearest $100.

   (b) Annual Requirement of the Fund as Determined by:

   Illinois Police Officers' Pension Investment Fund - No April 30, 2026 Actuarial Valuation available at the time of this report.

   Private Actuary - Lauterbach & Amen, LLP:

   Recommended Amount of Tax Levy as Reported by Lauterbach & Amen, LLP in the April 30, 2026 Actuarial Valuation.

   Statutorily Required Amount of Tax Levy - No statutorily required amount has been provided in a April 30, 2026 Private Actuarial Valuation, at the time of this report.

INDEX OF ASSUMPTIONS

4) Net Income Received from Investment of Assets - Investment Income (Loss) net of Investment Expense, as Reported in the Audited Financial Statements for the Years Ended April 30, 2026 and 2025.

   Assumed Investment Return:

   Illinois Police Officers' Pension Investment Fund - Preceding Fiscal Year Interest Rate Assumption as Reported in the April 30, 2025 Actuarial Valuation. No April 30, 2026 Actuarial Valuation available at the time of this report.

   Private Actuary - Current and Preceding Fiscal Year Interest Rate Assumption as Reported in the Years Ended April 30, 2026 and 2025 Actuarial Valuations.

   Actual Investment Return -Net Income Received from Investments as Reported Above as a Percentage of the Average of the Beginning and Ending Balances of the Fiscal Year Cash Investments, Excluding Net Investment Income, Gains, and Losses for the Fiscal Year Return Being calculated, as Reported in the Audited Financial Statements for the Fiscal Years Ended April 30, 2026 and 2025.

5) Number of Active Members - Illinois Department of Insurance Annual Statement for April 30, 2026 - Schedule P.

6) (i) Regular Retirement Pension - Illinois Department of Insurance Annual Statement for April 30, 2026 - Schedule P for Number of Participants and Expense page 1 for Total Amount Disbursed.

   (ii) Disability Pension - Same as above.

   (iii) Survivors and Child Benefits - Same as above.

INDEX OF ASSUMPTIONS

7) The funded ratio of the fund:

Illinois Police Officers' Pension Investment Fund - Preceding Fiscal Year Net Present Assets as a percentage of Total Assets as Reported in the April 30, 2025 Actuarial Valuation. No April 30, 2026 Actuarial Valuation available at the time of this report.

Private Actuary - Current and Preceding Fiscal Year Net Present Assets as a percentage of Total Assets as Reported in the April 30, 2026 and 2025 Actuarial Valuations.

8) Unfunded Liability:

Illinois Police Officers' Pension Investment Fund - Deferred Asset (Unfunded Accrued Liability) - No April 30, 2026 Actuarial Valuation available at the time of this report.

Private Actuary - Deferred Asset (Unfunded Accrued Liability) as Reported by Lauterbach & Amen, LLP in the April 30, 2026 Actuarial Valuation.

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Darshana Prakash, Finance
THROUGH: George Schafer, Village Administrator
SUBJECT: Village of Lemont 2026 Property Tax Levy Estimates - Truth in Taxation
DATE: October 19, 2026

SUMMARY/BACKGROUND

In accordance with State Statute 35 ILCS 200/18-55, the Village is required to discuss its proposed property tax levy at least 20 days prior to adoption of the Tax Levy Ordinance. This discussion must include the amount of the aggregate levy, which encompasses both the Corporate Fund and all special purpose levies (e.g., Police Pension Fund, etc.).

The Village is subject to the Property Tax Extension Limitation Law (PTELL), also known as the “tax cap.” Under PTELL, the annual increase in property taxes is limited to the lesser of 5.0% or the increase in the Consumer Price Index (CPI). For the 2026 levy, the allowable CPI factor is 2.7%, based on the 2025 CPI.

In addition to the CPI factor, the Village may increase its levy to account for new property growth during the prior year. For 2026, the estimated new growth factor is 4.6%, which reflects the value of new construction and improvements from residential, commercial, and miscellaneous building permits issued during 2025/2026.

This discussion represents the first step in the Truth in Taxation process. The following key dates are scheduled:

- Public Hearing: November 9, 2026
- Adoption of Tax Levy Ordinances: December 14, 2026
- Filing Deadline: December 29, 2026 (with Cook, Will, and DuPage Counties)

ANALYSIS

Consistency with Village Policy
Budget (if applicable)

STAFF RECOMMENDATION
Staff recommends that the Board review and discuss the information provided.

BOARD ACTION REQUESTED
Direct staff to proceed with the Truth in Taxation process.

ATTACHMENTS

2026 Tax Levy Distribution.pdf
Calculation of 2026 Tax Levy Amount.pdf
2026-cpi-memo.pdf

Village of Lemont
2026 Tax Levy

	2019	2020	2021	2022	2023	2024	2025	PRELIMINARY 2026	% change from PY	% of levy
Corporate	1,488,299	1,481,101	1,543,563	1,769,431	2,430,196	2,931,667	3,114,043	2,936,570	-5.70%	53.74%
Police Pension	930,271	1,099,425	1,132,660	1,280,383	1,068,073	1,091,584	1,321,950	1,506,685	13.97%	27.57%
IMRF	440,296	454,763	468,510	384,115	194,196	9,927	2,002	250,000	12387.51%	4.57%
Street and Bridge **(A)**	105,480	103,946	108,640	112,351	114,545	-	-	-	#DIV/0!	0.00%
Police Protection	195,989	196,887	205,779	212,808	388,390	396,938	423,988	427,380	0.80%	7.82%
Civil Defense **(A)**	4,083	3,081	3,067	3,172	3,235	4,958	-	-	#DIV/0!	0.00%
Social Security	291,943	304,841	318,607	295,473	97,098	4,959	2,002	200,000	9890.01%	3.66%
Audit	23,818	23,988	25,072	25,929	46,607	54,583	58,302	58,768	0.80%	1.08%
Liability Insurance	60,566	50,974	53,277	55,097	56,174	59,542	63,597	64,106	0.80%	1.17%
Street Lighting **(A)**	62,607	57,970	60,484	62,550	72,824	74,427	-	-	#DIV/0!	0.00%
Crossing Guards **(A)**	8,166	5,997	6,269	6,483	9,710	14,885	-	-	#DIV/0!	0.00%
Workers Comp	39,470	16,992	17,760	18,367	18,726	19,844	21,192	21,362	0.80%	0.39%
Levy Adjusted/Requested	3,650,988	3,799,965	3,943,688	4,226,159	4,499,774	4,663,314	5,007,076	5,464,871		
Levy Adjustment by County			25,509	66,841	20,666	22,308	78,528			
Levy Final	$ 3,650,988	$ 3,799,965	$ 3,969,197	$ 4,293,000	$ 4,520,440	$ 4,685,622	$ 5,085,604	$ 5,464,871	8.54%	100.00%
Difference from prior year	**$ 161,161**	**$ 148,977**	**$ 143,723**	**$ 282,471**	**$ 273,615**	**$ 163,540**	**$ 343,762**	**$ 457,795**		
	4.62%	4.08%	3.78%	7.12%	6.37%	3.62%	7.34%	9.14%		

(A) These categories are included in Corporate levy amount.
Prior years are updated to reflect adjusted extensions provided by Cook County.

Village of Lemont

2026 Property Tax Levy Calculation

2025-2026 Occupancy Permits Issued/Completed		**Jul 1, 2025 to Jun 30, 2026**
Commercial		
New Business		37,483,369
Business Remodel		22,388,978
Total Commercial Permits		59,872,347
	X	0.25
Total Commercial EAV	**$**	**14,968,087**
Residential		
Townhome/Condo		13,862,707
New Single Family Home		29,818,937
Remodel/Additions/Fin Basements		3,841,687
		47,523,331
	X	0.10
Total Residential EAV	**$**	**4,752,333**
Other		
Other Misc.	$	27,500,000
Total Miscellaneous EAV		**27,500,000**
Total Estimated Additional EAV	**$**	**47,220,420**

2025 LEVIED - FINAL	CPI factor (PTELL)	2025 EAV	New Growth EAV
5,085,604	2.70%	1,019,313,338	**47,220,420**

2025 LEVIED - FINAL	CPI factor (PTELL)	Growth Factor	Amount of Proposed Levy
5,085,604	1.027	1.046	**5,464,871**

Growth Factor = (2025 EAV+New Growth EAV)/ 2025 EAV

2026 Proposed Levy amount = 2025 Extension X (CPI Factor) X (Growth Factor)
2026 Proposed Levy amount = $5,085,605*1.027*1.046 = $5,464,872

2025 levied plus County Adjustment ($5,007,076+$78,528)

Commercial properties are assessed at 25% of estimated fair market value by Assessor's Office
Residential properties are assessed at 10% of estimated fair market value by Assessor's Office

Illinois Department of Revenue
Property Tax Division
101 West Jefferson Street, MC 3-450
Springfield, Illinois 62702
Telephone: (217) 782-3016
Facsimile: (217) 782-9932

PTELL – CPI for 2026 Extensions - Property Taxes Payable 2027

TO: County Assessors, Clerks and Tax Extenders in Counties Containing Taxing Districts Subject to the Property Tax Extension Limitation Law (PTELL)

FROM: Brad Kriener
Property Tax Division

DATE: 1/13/26

SUBJECT: CPI Change for 2026 Extensions (for property taxes payable in 2027) for Taxing Districts Subject to PTELL

The Consumer Price Index (CPI) "cost of living" or inflation percentage to use in computing the 2026 extensions (taxes payable in 2027) under PTELL is 2.7%

Section 18-185 of the Property Tax Code defines CPI as "the Consumer Price Index for All Urban Consumers for all items published by the United States Department of Labor." This index is sometimes referred to as CPI-U. Section 18-185 defines "extension limitation" and "debt service extension base" as "...the lesser of 5% or the percentage increase in the Consumer Price Index during the 12-month calendar year preceding the levy year..." (emphasis added).

For 2026 extensions (taxes payable in 2027), the CPI to be used for computing the extension limitation and debt service extension base is 2.7%. The CPI is measured from December 2024 to December 2025. The U.S. City Average CPI for December 2024 was 315.605 and 324.054 for December 2025. The CPI change is calculated by subtracting the 2024 CPI from the 2025 CPI. The amount is then divided by the 2024 CPI which results in 2.7% CPI. (324.054 – 315.605)/315.605 = 2.7%. The Statute indicates the lesser of 5% or the actual percentage increase, in this case 2.7% is the lesser amount.

Information on PTELL may be accessed through the department's web site at tax.illinois.gov under the "Property Tax" link and the "Property Tax Extension Limitation Law (PTELL)" link under the "General Information and Resources" heading.

If you have any questions concerning the change in the consumer price index (CPI), please contact us at REV.PropertyTax@Illinois.gov.

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Illinois Dept. of Revenue
History of CPI's Used for the PTELL
1/13/2026

Year	December CPI-U	% Change From Previous December	% Use for PTELL	Comments	Levy Year	Years Taxes Paid
1991	137.900	--				
1992	141.900	2.9%	2.9%		1993	1994
1993	145.800	2.7%	2.7%	(5 % for Cook)	1994	1995
1994	149.700	2.7%	2.7%		1995	1996
1995	153.500	2.5%	2.5%		1996	1997
1996	158.960	3.6%	3.6%		1997	1998
1997	161.300	1.5%	1.5%		1998	1999
1998	163.900	1.6%	1.6%		1999	2000
1999	168.300	2.7%	2.7%		2000	2001
2000	174.000	3.4%	3.4%		2001	2002
2001	176.700	1.6%	1.6%		2002	2003
2002	180.900	2.4%	2.4%		2003	2004
2003	184.300	1.9%	1.9%		2004	2005
2004	190.300	3.3%	3.3%		2005	2006
2005	196.800	3.4%	3.4%		2006	2007
2006	201.800	2.5%	2.5%		2007	2008
2007	210.036	4.08%	4.1%		2008	2009
2008	210.228	0.1%	0.1%		2009	2010
2009	215.949	2.7%	2.7%		2010	2011
2010	219.179	1.5%	1.5%		2011	2012
2011	225.672	3.0%	3.0%		2012	2013
2012	229.601	1.7%	1.7%		2013	2014
2013	233.049	1.5%	1.5%		2014	2015
2014	234.812	0.8%	0.8%		2015	2016
2015	236.525	0.7%	0.7%		2016	2017
2016	241.432	2.1%	2.1%		2017	2018
2017	246.524	2.1%	2.1%		2018	2019
2018	251.233	1.9%	1.9%		2019	2020
2019	256.974	2.3%	2.3%		2020	2021
2020	260.474	1.4%	1.4%		2021	2022
2021	278.802	7.0%	5.0%		2022	2023
2022	296.797	6.5%	5.0%		2023	2024
2023	306.746	3.4%	3.4%		2024	2025
2024	315.605	2.9%	2.9%		2025	2026
2025	324.054	2.7%	2.7%		2026	2027

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418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: George Schafer, Administration
THROUGH:
SUBJECT: Discussion of Walker Road Area Rail Safety Improvement Project Proposal.

DATE: October 19, 2026

SUMMARY/BACKGROUND
Staff and Village consulting engineers have been working for the last several years with officials from ICC, Canadian National (CN) and recently Amtrak on short and long-term rail safety improvements for the downtown and adjacent areas. These initiatives include right-of-way fencing, quad-gate installation, engineering efforts on the reconfiguration of Main/Talcott/Pruxne, and the continued evaluation of the Walker/McGwuire/Boyer unincorporated areas for potential rail safety improvements.

The Village recently received a federal grant through the Federal Railroad Administration (FRA) to be used for project planning for additional rail safety improvements for the Walker/McGwuire/Boyer area and has now received the necessary approvals to proceed on our project.

The item up being presented at the meeting involves professional services that will focus on a planning study and subsequent preliminary engineering activities for a new Walker Road Extension that will study alternatives to cross over or meet at grade the existing rail lines, coupled with the potential removal of existing crossings in the Walker Road area. The Village has received all final approvals for the project to commence and the first formal step is now to approve a proposal for a consultant to begin the work on the project. Lochner, Inc who is currently working with the Village on other rail initiatives, has submitted a proposal that meets all scope and federal requirements, and is within the allotted grant budget. The draft proposal is attached to this memo along with the Rail Crossing Improvement Program map.

ANALYSIS

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

STAFF RECOMMENDATION
Discussion.

BOARD ACTION REQUESTED
The item is up for discussion. The item will be presented for formal approval at a future board

meeting.

ATTACHMENTS

WalkerRd_Proposal_CRISIscope_Lochner.pdf
[exhibit-1] RCIP Aerial Map - at grade boyer.pdf

Lochner

CONSULTANT AGREEMENT

Owner:	Village of Lemont, Illinois
Client:	Village of Lemont
Consultant:	H.W. Lochner, Inc. (“Lochner”)
	225 W. Washington St.
	Chicago, IL 60606
Date:	May 27th, 2026
Project:	Walker Road Rail Safety Improvement Project

Lochner and the Client (collectively, the “Parties” and individually, a “Party”) agree as follows:

1. Agreement. This Agreement is a contract between Lochner and the Client for Lochner to perform consulting, engineering, and/or design services on the Project.

2. Lochner. Lochner is the Client’s Consultant for the services listed in this Agreement which Lochner is contracting to provide for the Project, and Lochner shall facilitate the exchange of information between or among Lochner and the Client, Lochner and other consultants retained by the Client, and Lochner and other consultants that Lochner may have retained for the Project. All communications between Lochner and the Client shall be through Lochner unless the Client authorizes otherwise.

Lochner represents that it is a properly licensed engineering firm and is registered to practice its profession and to conduct business in the State of Illinois.

3. Scope of Services. Lochner shall perform the services set forth in Attachment A Scope of Work/Services, as awarded herein (the “Services”).

4. Compensation. Client shall compensate Engineer for professional services rendered under this Agreement on a direct labor multiplier basis. Engineer's fee shall be calculated by multiplying the Direct Labor Cost by the agreed-upon Multiplier, as set forth herein. For purposes of this Agreement, "Direct Labor Cost" means the actual hourly wages or salaries paid to Engineer's personnel for time directly devoted to the performance of services under this Agreement, exclusive of bonuses, overtime premiums (unless expressly authorized in writing by Client), employer-paid taxes, insurance, retirement contributions, and other fringe benefits. "Multiplier" means a factor of [3.0], which is applied to the Direct Labor Cost to account for overhead, general and administrative expenses, and profit.

Reimbursable Expenses - In addition to the fee described above, Client shall reimburse Engineer for Reimbursable Expenses incurred in connection with the performance of services. "Reimbursable Expenses" include, but are not limited to, the following: travel and subsistence costs; reproduction and printing costs; postage, overnight delivery, and courier charges; permit and filing fees; specialized software or equipment rental charges; fees of subconsultants and subcontractors; and any other out-of-pocket expenditures approved in advance by Client.

Maximum Compensation - Total compensation under this Agreement shall not exceed **$435,000** unless increased by written amendment executed by both parties.

5. Schedule. Lochner shall perform its Services within a timeframe mutually agreed to by Lochner and the Client as specified in Attachment B.

Lochner shall strive to cooperate with and to coordinate its Services with the activities of all other parties to the Project, including other consultants retained by the Client.

6. Additional Services. If the Client requests Lochner to perform services that Lochner believes to be in addition to the Services specified in Section 3 of this Agreement, and for which Lochner believes it is entitled to additional time or additional compensation, before commencing with any Additional Services Lochner shall submit a written cost estimate and revised schedule in accordance with Section 15 of this Agreement. Lochner shall not commence with any Additional Services without written authorization by the Client.

7. Standard of Care. The standard of care applicable to Lochner's Scope of Services shall be the degree of skill and care normally employed by professionals engaged to perform services similar to the Services required herein at the same time and in the same geographic area as the performance of Services hereunder and on projects similar in size and scope to the Project. In the event a standard of care is prescribed by statute, such statutory formulation shall be the Standard of Care.

8. Payment. Lochner shall send invoices to the Client at monthly intervals. Payment will be made to Lochner for invoiced Services not more than thirty (30) days following submittal of invoice to the Client.

9. Correction of Work. Lochner shall correct any Services that fail to conform to the Standard of Care set forth in Section 7 of this Agreement at Lochner's own expense.

10. Termination. Lochner may terminate this Agreement upon five (5) days written notice if the Client breaches any term of this Agreement. The Client may terminate this Agreement upon seven (7) days written notice without cause for the Client's own convenience. If this Agreement is terminated by Lochner for the Client's breach, the Client shall be liable to Lochner for all costs and expenses that Lochner incurred prior to the termination as a result of the Client's breach. If this Agreement is terminated by the Client for its convenience, Client shall be liable to Lochner for all costs and expenses that Lochner incurred prior to the termination.

11. Insurance. Lochner will provide and maintain the following policies of insurance under the terms and conditions set forth below:

1. Professional Liability Insurance retroactive to the date of commencement of Lochner's services in relation to the Project with a per claim and aggregate limit in the amount of the greater of $1.0 million. This policy shall be maintained in effect for a period of one (1) year after completion of all Lochner's Services hereunder.

2. Commercial General Liability ("CGL") Insurance in the amount of $1.0 million per occurrence, $1.0 million aggregate limit, and $1.0 million products and completed operations aggregate limit. In addition to the coverage provided by the Commercial General Liability Insurance, if not already included in such coverage, such insurance shall also provide coverage for personal injury, bodily injury, property damage, products-completed operations (for a minimum of five (5) years after completion of work) and broad form contractual liability.

3. Comprehensive Automobile Liability ("Auto") Insurance in the amount of $1.0 million per occurrence, and $1.0 million aggregate limit. In addition to the coverage provided by the Comprehensive Automobile Liability Insurance, if not already included in such coverage, such insurance shall also provide coverage for personal injury, bodily injury and property damage arising out of owned, hired, leased and non-owned vehicles, automobiles, trucks and trailers.

4. Workmen's Compensation Insurance in the amount of the statutory maximum, if there is one, and if there is no statutory maximum, in the amount of $1.0 million and Employer's Liability Insurance of at least $1.0 million.

5. Umbrella Excess Liability Insurance in the minimum amount of $3.0 million each occurrence, and $3.0 million aggregate limit. The Umbrella Excess Liability Insurance shall be written on an umbrella excess basis over, and shall follow form to, the Commercial General Liability Insurance policy, the Comprehensive Automobile Liability Insurance policy, and the Employer's Liability Insurance policy. The Umbrella Excess Liability Insurance policy shall be endorsed to provide defense coverage obligations.

Lochner will include coverage for its subcontractors in its policies or obtain from each subcontractor equivalent insurance as required of Lochner hereunder. The provisions of Section 11 shall apply equally to Lochner's subcontractors as they do to Lochner.

All insurance policies will be endorsed to provide that the insurance company will give the Client at least thirty (30) days written notice of cancellation or material change prior to such cancellation or modification.

Prior to commencement of Lochner's Scope of Services hereunder, Lochner shall provide the Client with certificates of insurance evidencing the requirements set forth herein.

12. Indemnification. Lochner agrees to indemnify the Client and its officers, directors, members, managers, employees and assigns (the "Indemnitees") from and against liability, claims, damages, losses and expenses (including, but not limited to, reasonable attorneys' fees, expert witness costs, other litigation costs, judgments, settlements and economic losses) (collectively the "Losses" and individually, a "Loss") arising out of or resulting from negligent performance of any Services or duties under this Agreement by Lochner, its subcontractors, lower-subcontractors, or agents of any tier or their respective employees provided, however, that in the event of a Loss arising out of damages to persons or property, the foregoing obligation (1) shall not require Lochner to indemnify any Indemnitee for Losses other than to the extent caused by the act, omission or default of Lochner, its contractors, subcontractors, lower-subcontractors, materialmen, or agents of any tier or their respective employees, where such is prohibited by law, and (2) shall not require Lochner to indemnify any Indemnitee for Losses caused in whole or in part by any act, omission, or default of the Indemnitee, where such is prohibited by law. If the obligation to indemnify set forth in this Section is broader than that allowed by applicable law, this Section should be interpreted as providing the broadest indemnification obligation permitted and should be limited only to the extent necessary to comply with that law.

Lochner shall reimburse the Client for its reasonable attorneys' fees, expert witness costs and other litigation costs to enforce Section 12 and shall survive the termination or full performance of this Agreement by either or both Lochner and/or the Client. Section 12 is to be read separately and independently of Section 11 and the additional insured obligations therein contained.

13. Waiver of Immunity. In claims against any person or entity indemnified under Section 12 by an employee of Lochner, a subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable (a "Claimant"), the indemnification obligation under Section 12 shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Claimant's employer under workers' compensation acts, disability benefit acts or other employee benefit acts.

14. Ownership of Documents. If the Agreement requires that any of the Client's documents, drawings, plans, specifications, or other work product are, or shall become, the property of another person, Lochner shall, at the Client's request, assign all rights of ownership of any like document prepared by Lochner to the same person.

15. Changes. Client may, by written direction only, make changes, revisions, additions, or deletions (collectively called "changes") to this Agreement. Any claim by Lochner for an adjustment under this paragraph must be asserted in writing fully supported by factual documentation to the Client, within fifteen (15) calendar days from the date of receipt by Lochner of the written change order from the Client, or within such extension of this period as Client, in its sole discretion, may grant in writing at Lochner's request prior to expiration of said period.

Claims arising under this Agreement shall be decided in the state or federal courts located in Illinois.

16. Confidentiality. Lochner acknowledges, that as part of Lochner's relationship with the Client, it will have access to information that is not publicly available ("Confidential Information"). Lochner agrees that it will maintain strict confidentiality with respect to such Confidential Information and will not, directly, or indirectly, disseminate it or use it for any purpose unrelated to Lochner's obligations under this Agreement. Lochner shall not, without the prior written consent of the Client, make any public statement, announcement or release concerning the Project or the Confidential Information to trade publications, the press, or any other individual, corporation, partnership, or entity except as may be necessary to comply with the requirements of any applicable law, governmental order or regulation. In the event Lochner believes it is required to disclose any Confidential Information in order to comply with any applicable law, governmental order or regulation, Lochner shall promptly notify the Client of same with sufficient time to allow the Client to object or otherwise take actions to prevent the disclosure of such Confidential Information.

17. Quality Control/Quality Assurance. Lochner shall perform Quality Control/Quality Assurance (QC/QA) commensurate with the Standard of Care throughout the provision of all Services by Lochner pursuant to the terms of this Agreement.

18. Miscellaneous Provisions.

1. Assignment. Lochner shall not assign this Agreement or the benefits arising therefrom without the prior written consent of the Client.

2. Integration. This Agreement represents the entire and integrated Agreement between Lochner and the Client and supersedes all prior negotiations, representations or agreements, either written or oral.

3. Third Parties. There are no third-party beneficiaries to this Agreement other than as expressly indicated in Section 11 (Insurance) and Section 12 (Indemnification).

4. Invalidity. In the event any provision or part of a provision of this Agreement is found invalid by a tribunal of competent jurisdiction, (i) the other provisions or parts of the provision of this Agreement shall remain in full force and effect notwithstanding such finding, and (ii) the Agreement shall be interpreted to, as closely as possible, effectuate the purpose the original Agreement language.

5. Mutually Negotiated. The Parties acknowledge that the terms and conditions of this Agreement have been the subject of mutual negotiation, and that this Agreement shall be construed as if drafted jointly by the Parties and no presumption or burden of proof shall arise favoring or disfavoring any Party by virtue of the authorship of any provision of this Agreement.

6. Survival. Notwithstanding anything herein to the contrary, the provisions of this Agreement providing for limitation of or protection against liabilities between the Parties, shall survive termination of the Agreement and/or completion of the Services hereunder.

7. Limitation of Liability. Lochner's liability for any claim or breach of Standard of Care shall be limited to the amount of its Compensation as defined in Section 4.

Lochner

8. Notices. Unless otherwise provided herein, all notices, requests, consents, approvals, demands and other communications to be given hereunder shall be in writing and shall be deemed given upon (a) the date of delivery when hand delivered to the respective Parties as set forth below, or (b) actual receipt as evidenced by proof of delivery by a national courier service or the United States Postal Service, addressed to the respective Parties at the following addresses:

Notice to Lochner:

Jason Moller
Project Principal
H. W. Lochner, Inc.
225 W. Washinton St.
12th Floor
Chicago, Illinois 60606

Notice to Client:

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

9. Mutual Waiver of Consequential Damages. In no event shall either Party, their members, managers, affiliates, officers, directors, employees, agents, or shareholders be liable to the other Party for any special, incidental or consequential damages, direct or indirect, including, but not limited to, lost revenue, lost profits, financing costs, overhead, penalties, fines, liquidated damages and lost opportunities, whether incurred by a Party or by third parties to that Party may be liable, whether sounding in breach of contract, warranty, tort (including negligence), strict or statutory liability or otherwise, arising from or relating to the Services under this Agreement.

10. Electronically Produced Documents. Electronically produced documents will be submitted in data files compatible with AutoCAD Release 2020. Lochner makes no warranty as to the compatibility of the data files beyond the above specified hardware and release or version of the stated software.

Because data stored on electronic media can deteriorate undetected or be modified without Lochner's knowledge, the electronic data files submitted to the Sponsor or other Agencies will have an acceptance period of thirty (30) days. If during that period the Sponsor or other Agencies find any errors or omissions in the files, Lochner will correct the errors or omissions as a part of the basic Agreement. Lochner will not be responsible for maintaining copies of the submitted electronic data files after the acceptance period.

11. Engineer's Opinion of Probable Project Cost and Construction Cost. Since Lochner has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor(s) methods of determining prices, or over competitive bidding or market conditions, Lochner's opinions of probable Project Cost and Construction Cost provided for herein are to be made on the basis of Lochner's experience and qualifications and represent its best judgment as an experienced and qualified professional engineer, familiar with the construction industry; but Lochner cannot and does not guarantee that proposals, bids or actual Project or Construction Cost will not vary from opinions of probable cost prepared by Lochner. However, Lochner represents that it will use reasonable engineering care and judgment commonly exercised by an engineer in the same or similar circumstances in making and transmitting such cost estimates to the Client.

Lochner

12. Force Majeure. Any delay or failure of Lochner in the performance of its required obligations hereunder shall be excused if and to the extent caused by acts of God, war, riot, strike, fire, storm, flood, windstorm, discovery or uncovering of hazardous or toxic materials or causes beyond the reasonable control of Lochner, provided that prompt written notice of such delay or suspension be given by Lochner to the Client. Upon receipt of said notice, if necessary, the time for performing shall be extended for a period of time reasonably necessary to overcome the effect of such delays and Lochner shall be reimbursed for the cost of such delays.

13. Client's Responsibilities.

a. Arrange for access to and make all provisions for Lochner to enter upon public and private property as required for it to perform his/her services.

b. Assist in approvals and permits from all governmental entities having jurisdiction over the project and such approvals and consents from others as may be necessary for completion of the project.

c. Designate in writing a person to act as Client representative with respect to the services to be rendered under this Agreement. Such person shall have complete authority to transmit instructions, receive information, and interpret and define Sponsor policies and decisions.

d. Give prompt written notice to Lochner whenever Client observes or knows of any development that affects the scope or timing of Lochner's services.

e. Pay publishing cost for advertisements of notices, public hearings, request for bids, and other similar items. The Sponsor shall pay for all permits and licenses that may be required by local, state or federal authorities; and shall secure the necessary land, easements and rights-of-way required for the project.

f. Available information relating to environmental conditions at the property, including any permits, clearances, investigations, and remediation required for federal, state, and local agencies identified by environmental consultants for the Sponsor in currently available reports.

H.W. LOCHNER, INC.	**VILLAGE OF LEMONT**
Jason A. Moller	
By: Jason A. Moller	By: _____
US Transportation	
Title: Planning Practice Leader	Title: _____
Date: 05-27-2026	Date: _____

Attachments

Attachment A Scope of Work/Services

Attachment B Project Schedule

Attachment C Workhours

Attachment A

Scope of Work/Services

Lochner

Scope of Work/Services

Project Overview

Lochner ("CONSULTANT") professional services will focus on a planning study and subsequent preliminary engineering activities for a new Walker Road Extension that will study alternatives to cross over or meet at grade the Heritage High-Speed Corridor, coupled with the removal of the existing McGuire Parkway and Boyer Street private at-grade crossings. A proposed Project Action will be identified based on the evaluations conducted and a full NEPA review will be carried out. Following alternative review and NEPA approval, preliminary engineering for a preferred alternative will be performed.

This project is partially funded through a Consolidated Rail Infrastructure and Safety Improvements (CRISI) Program grant for the "Village of Lemont Rail Safety Improvement Project" (the Project). This is a non-Major Project as that term is defined in FRA Guidance on Development and Implementation of Railroad Capital Projects, January 11, 2023 (Railroad Capital Projects Guidance). Work under this contract will be performed in general accordance with the USDOT Grant.

The Project is located in the Village of Lemont (Village) and Lemont Township, Illinois and will extend Walker Road across Canadian National (IC) Heritage High-speed Corridor to provide safe access to existing and proposed commercial development. Boyer Street and McGuire Parkway are identified by DOT/AAR Crossing Numbers 289731G and 309452U, respectively. Boyer Street is under the jurisdiction of Lemont Township from Main Street to the rail crossing. McGuire Parkway is entirely a private roadway. Both at grade rail crossings are private and under private agreement with Canadian National (CN). Properties served by both Boyer Street and McGuire Parkway are private commercial entities.

Table 1 - Existing At-Grade Crossing Information

Infrastructure Owner	Rail Corridor	Milepost	U.S. DOT Crossing Inventory Number	Roadway at the crossing
Canadian National - North America [CN]	Heritage Corridor (HC)	*23.50 (Boyer)* *23.40 (McGuire)*	*289731G (Boyer)* *309452U (McGuire)*	*Boyer Street & McGuire Parkway*

Schedule for Services

CONSULTANT anticipates a scheduled duration for the project of 16 months from the milestone approval of the Project Management Plan (PMP) (described in Task 1.3).

Table 2 - Project Deliverable Schedule (Tentative)

Deliverable #	Deliverable	Estimated Completion Date
1	Approved Project Management Plan (PMP)	TBD (PMP Approval)
2	Project Planning Package	PMP Approval + 3 months
3	Final NEPA Documentation	PMP Approval + 10 months
4	Preliminary Engineering (PE) Design Set	TBD (pending Supplement Agreement)
5	Final Performance Report (by others)	TBD (pending Preliminary Engineering)

Lochner

Scope of Services

Task 1 – Project Administration, Coordination, and Final Performance Reporting

Subtask 1.1: Project Administration

CONSULTANT will set up and administer the project. CONSULTANT will prepare and submit invoices monthly. CONSULTANT's Project Manager and main point of contact for the Village is Jake Nardulli.

Subtask 1.2: Agency and Stakeholder Coordination

CONSULTANT will coordinate with project stakeholders through meetings, emails, and letters during delivery of the project.:

- Village of Lemont: kickoff meeting and milestone updates
    - 2 Meetings (all virtual)
    - Coordination correspondence
- IDNR – Environmental permitting and floodway
    - 1 Meetings (virtual)
    - Coordination correspondence
- USFWS
    - 1 Meetings (virtual)
    - Coordination correspondence
- USACE – Section 404
    - 1 Meetings (virtual)
    - Coordination correspondence
- MWRD – Impacts to stormwater and wastewater collection.
    - 1 Meetings (all virtual)
    - Coordination correspondence
- Illinois Commerce Commission (ICC)
    - 2 Meetings (all virtual)
    - Coordination correspondence
- Canadian National (CN)
    - 1 Meetings (all virtual)
    - Coordination correspondence
- Illinois Department of Transportation (IDOT) – Impacts to IDOT system
    - 1 Meetings (all virtual)
    - Coordination correspondence
- Metra – project impacts
    - 2 Meetings (all virtual)
    - Coordination correspondence
- Cook County – project impacts
    - 1 Meetings (all virtual)
    - Coordination correspondence
- Lemont Township – project impacts
    - 1 Meetings (all virtual)
    - Coordination correspondence
- FRA – technical reviews

- 4 Meetings (all virtual)
- Technical review with FRA subject matter experts
- Village will address internal project status coordination with FRA and submit quarterly progress and financial reports

- Property Owners
  - 4 Meetings (all virtual)
  - Coordination correspondence

CONSULTANT will prepare meeting materials and create meeting minutes for all meetings.

Subtask 1.3: Project Management Plan (PMP)

The Village has prepared a Project Management Plan (PMP) as required by the grant pursuant to FRA guidance. This action is being completed outside of this scope of work description. The PMP describes how the Project will be implemented and monitored to ensure effective, efficient, and safe delivery of the Project on time and within budget. Work on Task 2 (Project Planning) activities cannot commence until written approval of the PMP (Deliverable #1). CONSULTANT also understands that the Village and their supporting consultants will be responsible for the evolving document that is the PMP, and thus CONSULTANT is not scoping services for any related activities.

Subtask 1.4: Final Performance Report

Final performance report to be completed by Village. Village will prepare and submit a Final Performance Report as required by Section 7.2 of Attachment 1 of the Grant Agreement, which will describe the cumulative activities of the Project, including a complete description of the Project achievements with respect to the Project objectives and milestones. This is the final task deliverable for the project.

Table 3 – Deliverable 1 and 5 Schedule

Deliverable #	Deliverable	Estimated Completion Date
1	Approved Project Management Plan (PMP)	TBD (PMP Approval)
5	Final Performance Report	PMP Approval + 16 months

Task 2 – Project Planning

Work on Task 2 cannot commence until after written approval is received from the FRA for the PMP from Task 1. CONSULTANT will conduct analyses, project planning activities, and prepare a Project Planning package as defined below. CONSULTANT will develop a project improvement scope that establishes the type and scope of capital improvements that meet the goals and objectives. In general, project planning will address development of a range of alternatives, study of reasonable alternatives, provide a preliminary assessment of environmental impacts, documentation of stakeholder input, tabulation of the decision-making process, and preparing documentation in accordance with the National Environmental Policy Act (NEPA).

Subtask 2.1: Project Definition

CONSULTANT will develop a summary written project definition including its relevance in the transportation market(s) served – and the impact potential improvements may have on the rail system and overall transportation network. This summary definition will be included in the Project Planning package.

Subtask 2.2: Preliminary Purpose and Need Statement

CONSULTANT will develop, and submit to FRA for approval, a preliminary Purpose and Need statement to serve as the foundation for Alternatives Analysis; the preliminary Purpose and Need is for project planning and will be subject to agency and public review and comment as part of the NEPA process. Purpose and Need documentation will be included in the Project Planning package.

Subtask 2.3: Stakeholder Coordination Plan

A Stakeholder Coordination Plan will be prepared to identify key contacts within agencies, civic and business groups, public officials, relevant interest groups, present and potential riders/users, private service providers/shippers, other key stakeholder groups, and the public. The Stakeholder Coordination Plan will also identify potential state, local, and federal agencies that should be consulted with. The plan will identify involvement activities linked to key milestones in the planning/conceptual engineering and alternatives analysis process. CONSULTANT will prepare the Stakeholder Coordination Plan and submit for review.

Subtask 2.4: Data Collection and Existing Conditions Assessment

Subtask 2.4.1: Data Collection and Review:
CONSULTANT will collect existing condition data for the project area. CONSULTANT will review and organize available material sources and relevant background studies performed by others prior to this scope of services, including:

Available data sources from publicly accessible sources or as provided by the Village:

- Topographic survey files and other project CADD reference files
- CN and Metra Schedule information
- CN and Metra maintenance schedules
- IDOT Crash Data
- CN and Metra Crash/Safety Data
- As Built plans – Rail and Roadway
- Zoning & Land Use Maps
- Property Development Plans
- Flood and Wetland mapping
- GIS data layers
- Utility Atlases

Prior technical study summary information:

- IDOT Phase I Kickoff Conference Report (09/03/2020)
- IDOT ESR Submittal (09/16/2020)
- Wetland Delineation Report (10/22/2020)
- USACE Jurisdictional Determination (01/20/2021)
- PESA Response (01/25/2021)

- NRHP Site Information (04/29/2021)
- IDOT Historic Resource Review (05/03/2021)
- Walker Road Extension Draft Alternatives (012/31/2021)
- Walker Road Extension Grade Separation Alternative and Rendering (01/13/2021)
- Walker Road Extension At-Grade Alternatives (11/18/2021)
- Annexation Exhibit (10/23/2023)

CONSULTANT will perform the following field data collection exercises:

- CONSULTANT will perform one field visit to observe operations, note infrastructure conditions, and photograph the project area.
- Traffic counts (5 locations) will be performed by CONSULTANT team utilizing MioVision hardware and software for the collection effort in coordination with Village of Lemont. Two (2) 24-hour counts will be conducted at the following locations:
    - Main Street and Walker Road
    - Main Street and Boyer Street
    - Main Street and McGuire Parkway
    - Boyer Street at CN Rail Crossing
    - McGuire Parkway at CN Rail Crossing
- CONSULTANT will perform a tree survey investigation, and species, size and health for all the areas required. An exhibit of findings from this survey will conclude the process.

CONSULTANT will not perform additional field surveys other than those indicated above. Any surveys deemed necessary will be performed by others or will be included in future supplemental agreements.

Subtask 2.4.2: Existing Condition Assessment:

Subtask 2.4.2.1 Existing Rail Infrastructure and Operations

- CONSULTANT will assess the condition of current rail operations and infrastructure and other conditions within the project area. This may include information on the roadway crossing characteristics, train operations and safety, the number of train tracks, train speed and train traffic through the railroad crossing, maintenance activities, engineering/capacity constraints of the existing facilities or infrastructure.
- Identification of any planned or programmed infrastructure improvements within the project area.
- The safety of the rail/road grade crossings (potentially including crash history, near misses, injuries, fatalities, or incidences of rail-related trespassing for each railroad crossing, if such exists), and deficiencies that hinder achieving a higher level of safety.

Subtask 2.4.2.2 Existing Road Infrastructure and Operations

- CONSULTANT will assess the pavement condition at the existing crossing roadways, visually. Other attributes identified and analyzed will include the

presence of geometric design exceptions, number of highway lanes, highway posted speed, traffic flow characteristics, character of highway traffic through the railroad crossing, types of traffic control devices (including protective devices), land use, sight distance, topography, and distance to the next closest crossing.

- CONSULTANT's assessment will include identification of sidewalks, bicycle lanes and public transit usage, as applicable.
- CONSULTANT will request and evaluate crash data within the project study area. Data will be collected for the recent 5 years and will be requested through applicable public agencies.
- CONSULTANT will analyze the existing traffic operations at the intersections along Main Street at Walker Road, Boyer Street, and McGuire Parkway. The capacity analysis will be performed using HCS or Synchro.

Subtask 2.5: Alternatives Development and Analysis

CONSULTANT will develop and document project alternatives based on the project's purpose and need and complete an Alternatives Analysis as part of the pre-design planning process. CONSULTANT will develop and analyze two (2) Build alternatives as well as the No Build alternative.

- Subtask 2.5.1 Build Alternative Development
  - Build Alternatives will be developed to a conceptual engineering level of detail sufficient to identify necessary infrastructure improvements and determine the concept-level (order of magnitude) cost estimates for each alternative.
  - Conceptual engineering will include developing design criteria, track work concepts (as applicable), structural concepts and roadway crossing concepts for grade separation or closure, track relocation, installation of protective devices (signals, signs, other and measures that improve safety), mobility enhancements, and technology solutions, etc.
  - Alternatives will be plotted to 11x17 exhibit sheets.

- Subtask 2.5.2 Alternatives Analysis Memo
  - Prior to commencing Alternative Analysis, CONSULTANT will develop and submit to FRA, for approval, a memo documenting the methodologies to be employed in carrying out Alternative Analysis.

- Subtask 2.5.3 Technical Analysis of Alternatives
  - The transportation technical Alternative Analysis will be completed for each alternative. General considerations for the technical analysis should include the following items listed below:
    - Traffic counts per day that use the roadway now versus the traffic counts expected in the future, including any seasonal variation in traffic counts. Include pedestrian and bicycle counts if this applies. CONSULTANT will coordinate with the Chicago Metropolitan Area Planning Organization (CMAP) for forecast traffic data. CONSULTANT will make logical

assumptions to convert the AADT data to peak DHV information for individual turning movements.

- Determination of the operational performance including travel delay for the peak demand for each railroad crossing. This assessment will be conducted using SYNCHRO.
- Frequency and duration of roadway blockage by trains including sidewalks and bicycle lanes (as applicable) and consider peak demand for train operations.
- Discuss the direction the travel delays are occurring in (northbound, southbound, westbound, and eastbound).
- The character of the adjacent road network and whether the railroad crossing creates access issues for the community, and does this consider future development projections close to the railroad crossing and any access issues for schools and/or emergency facilities.

- Subtask 2.5.4 Preliminary Environmental Screening
  - CONSULTANT will prepare Preliminary Environmental Screening of the suite of Alternatives in support of the Analysis process and to support future project development. In doing so, CONSULTANT will perform a high-level qualitative socioeconomic, cultural, human environment, and natural environmental resource inventory and preliminary effects analysis. This preliminary environmental assessment is not meant to take the place of full NEPA documentation, but to serve as a precursor to more detailed studies and to support decision-making in the Alternatives phase.

- Subtask 2.5.5 Order-of-Magnitude Cost Estimate
  - CONSULTANT will complete an order-of-magnitude project cost estimate for the project Alternatives. Select infrastructure items will be quantified with the remainder calculated via assumptions and percentage allocations. Cost estimate will be in tabular form.

- Subtask 2.5.6 Alternative Evaluation Summary Table
  - CONSULTANT will prepare an Alternative comparison matrix for the purpose of summarizing the analysis and feedback collected in the above scope of services. This matrix will serve as a tool for stakeholder discussion and decision making.

- Subtask 2.5.7 Stakeholder Coordination of Alternatives Development & Analysis
  - CONSULTANT will coordinate with key stakeholders during development and analysis of the Build Alternatives in order to obtain feedback for comparison and for the project record. Scope services for these meetings are accounted for in Section 1.2.

Subtask 2.6: Project Planning Package

A Project Planning Package will be assembled for submittal to FRA for review and approval.

Table 4 – Deliverable 2 Schedule

Deliverable #	Deliverable	Estimated Completion Date
2	Project Planning Package	PMP Approval + 3 months

Task 3 – Environmental Review with Supporting NEPA Document

CONSULTANT will not commence work on Task 3: Environmental Review with Supporting NEPA Document until FRA has approved the PMP deliverable described in Task 1: Project Administration and Management, accepted the Project Planning Package described in Task 2: Project Planning, and is provided with written notification to proceed.

CONSULTANT will conduct an environmental review and prepare the environmental documentation for the Project action to comply with the National Environmental Policy Act (NEPA) (42 U.S.C. § 4321 et seq.), Section 106 of the National Historic Preservation Act, Section 4(f) of the Department of Transportation Act and Section 7 of the Endangered Species Act. At the time of this scoping, CONSULTANT anticipates the Class of Action will be a Categorical Exclusion. The scope of services, below, is prepared based on this assumption.

- Subtask 3.1 Environmental Survey Request
  - CONSULTANT will facilitate an Environmental Survey Request (ESR) update in coordination with IDOT. CONSULTANT will prepare the ESR boundary and submit this file to the project IDOT liaison for processing with resource agencies. IDOT will collect and forward response directives to CONSULTANT. A prior ESR request has been submitted for the project study area, however, it is anticipated that due to the lapse in time an update/additional request will be required.

- Subtask 3.2 Environmental Project Description (EPD) Memorandum
  - CONSULTANT will draft an Environmental Project Description (EPD) memorandum to provide a description of project with a focus on elements that would be of environmental concern.
  - The EPD, described above, will be submitted to the FRA for review and to determine the NEPA Class of Action.

- Subtask 3.3 FRA Categorical Exclusion Development
  - CONSULTANT will utilize the *FRA Categorical Exclusion Worksheet* as a guide in organizing and preparing the Environmental Analysis and in support of informing FRA with sufficient information to confirm a CE is the appropriate class of action under NEPA. The following actions and deliverables related to the Project Proposed Action are included with this scope item:

  - Subtask 3.3.1 Project Description
    - Develop a Description of the Project relative to the

environmental considerations. This section will include a short, written summary and a project overview exhibit with key environmental features overlaid.

- Subtask 3.3.2 Property Acquisition
  - Develop a description of the need to acquire property; included in this section will be a summary of outreach and feedback from affected property owners. This section will include a short, written summary and a project overview exhibit with property acquisition linework overlaid.

- Subtask 3.3.3 Proposed Action Effects
  - Develop a discussion of effects resulting from analysis of potential impacts including measures to avoid, minimize, and mitigate impacts. Topical coverage for impact discussion is expected to include the following:

  - Subtask 3.3.3.1 Summary of Affected Environment
    - Summary of the affected environment – CONSULTANT will define the limits of the Project or analysis area and briefly describe the environmental conditions in and surrounding the area. This section will include a short, written summary and a project overview exhibit with key environmental features overlaid.

  - Subtask 3.3.3.2 Land use analysis
    - CONSULTANT will briefly describe the existing land use of the Project area and surrounding properties and resources and identify and discuss alignment with or any potential inconsistencies the Project might have with local land use plans and policies. This section will include a short, written summary and a project overview exhibit with referenced Land Use information.

  - Subtask 3.3.3.3 Cultural Resources
    - In reviewing the 2020/2021 ESR response from IDOT, the Central Office provided a map of archaeological sites within the project ESR boundary. Though NHRP site presence is indicated in the area, the Project's Area of Potential Effect (APE), is not anticipated to disturb these sites. CONSULTANT anticipates preparing a short memorandum concluding that "No Historic Properties Affected." This memo will describe the Project APE, the research and response information from IDOT sources, and an exhibit showing the Project with the NHRP sites. This memorandum will be submitted to the State Historic Preservation Office

(SHPO) for a 30-day review period. This scope of work assumes SHPO will not object, comment, or require further action.

- Subtask 3.3.3.4 Parks and Recreational Facilities
  - The project is located near the Lemont Heritage Quarries Recreation Area. Because of the proximity of recreational lands, CONSULTANT anticipates developing a detailed description of the property, including map or drawing, describing the recreational uses of the property, any unique characteristics of the property, identify if the property or resource may be protected under Section 4(f) of the Department of Transportation Act, and discuss any coordination with the entity with legal jurisdiction over the property. CONSULTANT anticipates the study regarding recreational and potential 4(f) properties will not result in a "use" requiring additional coordination. A description of this reasoning will be prepared for project documentation, along with an exhibit of the project area and recreational lands surrounding. Coordination with the Village of Lemont, Lemont Township, the MWRD is anticipated, along with representatives of "The Forge" who operate within the Recreation Area.

- Subtask 3.3.3.5 Transportation Impact Assessment
  - CONSULTANT will provide a summary on whether the Project will have any effect (beneficial or adverse) on transportation including but not limited to other railway operations, road traffic, pedestrian, or increase the demand for parking. Anticipating that an effect is evident, CONSULTANT will describe potential transportation, traffic, and parking impacts, and address capacity constraints and potential impacts to existing railroad and highway operations. In addition,
  - CONSULTANT will summarize any coordination that has occurred with other railroads or highway authorities whose operations this Project would be impacted. This section will include a short, written summary and a project overview exhibit with key area transportation elements. Coordination in development of this section is anticipated with the Village of Lemont, IDOT, surrounding property owners (2), the Canadian National Railroad, Metra, the ICC, Lemont Township, and Cook County Department of Transportation & Highways.
  - Existing and Future operational analyses results (road & rail) will be attached as documentation.

- Subtask 3.3.3.6 Noise and Vibration
  - Sensitive receptors are anticipated in or near the project area. CONSULTANT will analyze the potential noise impacts of the applicable segments of the project in accordance with the regulations set forth in Title 49 of the Code of Federal Regulations, Part 210 (49 CFR 210), the FTA's Transit Noise and Vibration Impact Assessment manual, the Federal Highway Administration (FHWA) regulations published in 23 Code of Federal Regulations, Part 772 and the IDOT Noise Policy. The analysis will be completed in keeping with the laws, regulations, guidance, methodologies and models that are in place or in effect at the time of the analysis. CONSULTANT's scope of work includes:
  - Data Compilation - CONSULTANT will assimilate topographic and aerial mapping, design files, traffic data and other information for the project. CONSULTANT will prepare base maps for noise analysis.
  - Selection of Analysis Sites - CONSULTANT will identify noise sensitive sites within the area that could be affected by noise from the project. It is anticipated that the project study area will be limited to the properties adjacent to the proposed roadway alignment and ¼ mile along the tracks from the existing grade crossings.
  - Ambient Noise Levels - Existing ambient noise levels will be determined by monitoring (field measuring) background noise levels at representative sites. Two sites are included, one along Main Street and one along the I&M Canal Trail.
  - Noise Modeling - For properties along Main Street, noise levels for the existing and design year Build and No-Build conditions will be predicted at receptor sites using FHWA's Traffic Noise Model, v2.5 for the worst noise hour. The FTA methodology will be used to calculate a contribution to noise levels from rail activity. For properties away from any roadway sources, the FTA methodology will be used to calculate noise levels for the existing and design year Build and No-Build conditions. This task includes assembling roadway traffic data for use in the TNM modeling and rail traffic data for usage in the FTA methodology.
  - Determination of Impacts - Since the project is a roadway improvement with a rail noise component, noise impacts will be determined based on both the IDOT Noise Policy and the FTA methodology.
  - Noise Abatement Considerations - CONSULTANT will investigate potential noise abatement measures where noise impacts are identified. All applicable noise

abatement measures will be evaluated for feasibility and reasonableness. If noise walls or berms are the recommended noise abatement measure, the approximate length, height, attenuation, and cost effectiveness will be calculated for each recommended barrier.

- Vibration Analysis - CONSULTANT will determine design year vibration impacts of the project based on the FTA methodology. It is assumed that field measurement of vibration will not be necessary.
- Noise and Vibration Technical Report - CONSULTANT will summarize in a report the methods, assumptions, input data, and results of the noise and vibration study analysis, including a description of abatement measures. Three printed copies and one electronic copy of two separate draft reports will be submitted to the Rail Division for review and comment. CONSULTANT will revise the report following each of the two the Rail Division reviews, including providing memoranda with responses to comments. It is assumed that the third draft of the report will be ready for FRA review, after which the final report will be produced.

- Subtask 3.3.3.7 Air Quality
  - The Consultant will identify the attainment status for criteria pollutant for the project area. A qualitative assessment of the project's effects on criteria pollutants will be prepared and documented in a Technical Memorandum. Since the project is not anticipated to change the area roadway network or attract new roadway or rail traffic, it is assumed that the project will not result in new criteria pollutant emissions. Assessments of greenhouse gas emissions and mobile source air toxics are not included. Screenings for carbon monoxide at the signalized intersections in the project area are not included.

- Subtask 3.3.3.8 Hazardous Materials and Waste
  - A Preliminary Environmental Site Assessment (PESA) was performed by IDOT, with a completion date of January 2021. This PESA response will require updating due to the lapse of time from prior completion. PESA findings from the 2021 report show that multiple sites along the project were determined to contain RECs. It is highly likely that the next PESA update will show the same. As the contract continues, a Preliminary Site Investigation is likely required. CONSULTANT assumes this PESA update effort will

be completed by others, and CONSULTANT will coordinate with this party regarding the totality of the project impact area.

- Subtask 3.3.3.9 Communities and Environmental Justice
  - CONSULTANT will provide a summary of potential impacts to adjacent communities both beneficial and adverse. Anticipating no adverse impacts, CONSULTANT will provide a summary of steps taken to assess this determination including coordination with the Village, township, and adjacent property owners. In addition, a Public meeting will help where general feedback can be solicited.

- Subtask 3.3.3.10 Waters of the US
  - The Project may temporarily or permanently impact wetlands in the area. A wetland delineation was previously performed by others, but due to the lapse of time, this report will need to be updated. The Consultant will perform a wetland delineation, prepare an update to the wetland report, and coordinate a jurisdictional determination with the USACE.
  - For this CE worksheet section, CONSULTANT will show wetlands and waters on the site map and classify and describe the Project's potential impact to on-site and adjacent wetlands and waters and attach any correspondence with the US Army Corps of Engineers.
  - CONSULTANT anticipates a 404 permit will be necessary for the project and will assemble documentation in support of this process for future phases.

- Subtask 3.3.3.11 Floodplains
  - The Project area is highly likely to include an area designated as 100-year floodplain, special flood hazard area, and/or regulated floodway. CONSULTANT will describe the potential for impacts due to changes in floodplain capacity or water flow and how the Project will comply with Executive Order 11988. Scale maps representing potential impacts will be prepared and attached to the CE documentation.

- Subtask 3.3.3.12 Water Quality
  - Waters of special quality may be present in the project area. CONSULTANT anticipates investigation of these sources/resources, a summary of the potential impacts as well as mitigation strategy to protect these sources as the project develops through design and moves to

implementation. CONSULTANT assumes a Section 401 permit will not be necessary for the Project. This section will include a short, written summary and a project overview exhibit with referenced water quality features information.

- Subtask 3.3.3.13 Navigable Waterways
  - No impacts anticipated from the Project.

- Subtask 3.3.3.14 Coastal Zones
  - No impacts anticipated from the Project.

- Subtask 3.3.3.15 Important Farmlands
  - No impacts anticipated from the Project.

- Subtask 3.3.3.16 Listed Species
  - CONSULTANT will coordinate any listing of critical species potentially present (as determined through the ESR process) with the appropriate resource agencies. (e.g., IDNR, USFWS). This scope of services assumes only research and consultation will be needed and that the conclusion will be that critical species habitat will not be present or affected by the project improvements; no detailed biological survey or assessment will be required. This section will include a short, written summary and will include attachments representing resource agency coordination.

- Subtask 3.3.3.17 Public Safety
  - The Project is not expected to create public safety or security impacts. A short, written section will describe the reasoning for this conclusion.

- Subtask 3.3.3.18 Mitigation
  - CONSULTANT will describe all mitigation measure commitments as noted on CE worksheet, which address identified impacts that have been incorporated into the Project. A short, written section and a table will be provided.

- Subtask 3.3.3.19 Public Notification
  - CONSULTANT will provide a description of public outreach efforts undertaken on behalf of the Project. Services included in this scope of work will be:
  - Organizing and executing one (1) Public Open House held at a Village building. CONSULTANT will arrange logistics for the Open House, prepare materials,

coordinate messaging with the Village, staff the Open House, solicit public comments for the record and provide responses. A summary (memorandum) of activities and information collected will be prepared at the conclusion of this process.

- CONSUTLANT will develop and facilitate project letter distributions to Stakeholders and Property Owners.
- This scope of services does not include any presentations to the Village board, nor other public events or demonstrations.

- Subtask 3.3.3.20 Related Federal, State, or Local Actions (Permits)
  - CONSULTANT will provide a table of permits required for the Project action pursuant to another Federal environmental law, which will become clear through coordination and correspondence with Federal permitting agencies. A short description will be provided in the table including a description of the permitting issue in the relevant resource discussion. Correspondence documentation will be attached.
  - Development of permit applications is assumed to be done by others.

Table 5 – Deliverable 3 Schedule

Deliverable #	Deliverable	Estimated Completion Date
3	Final NEPA Documentation	PMP Approval + 10 months

Task 4 – Preliminary Engineering

Subtask 4.1: Preliminary Engineering Design Package

CONSULTANT will complete Preliminary Engineering (PE) (30% design) for FRA review and approval to support the construction of the Project. The PE Design Set will be developed for the preferred alternative in sufficient detail to define, as applicable, operational performance, resilience outcomes, construction duration, material quantities, domestic material and product sourcing strategy, practical construction methods, utility and road relocations, property acquisition, and risks, including third-party risks, that influence schedule and cost.

The outcome of studies through completion of Task 3 and the scope of the preferred alternative is unknown. As such, a planned supplement will be developed for Task 4 once the scope of the preferred alternative is understood. The planned supplement will include the following subtasks if applicable and develop the PE Design Set in detail to meet the scope of the preferred alternative.

Subtask 4.1.1 Preliminary Engineering Plan Set

Subtask 4.1.2 Intersection Design Studies (IDS)

Subtask 4.1.3 Drainage Studies, Regulatory Coordination, and Reporting

Subtask 4.1.4 Capital Cost Estimate

CONSULTANT will identify the capital cost to design, construct, and implement the preferred alternative.

Table 5 – Deliverable 4 Schedule

Deliverable #	Deliverable	Estimated Completion Date
4	Preliminary Engineering (PE) Design Set	PMP Approval + 14 months

Task 5 – QAQC

Lochner will perform QAQC on all deliverables per Lochner's QAQC plan. Note that the QAQC plan is incorporated as part of the PMP.

Scope Exclusions – This scope of work excludes actions relative to the following:

1. PMP Development and Coordination
2. Final Performance Report – Development and Coordination
3. Field Survey (other than items indicated)
4. Future Safety Performance predictive modeling (Rail/Road)
5. Bridge Type Study
6. Type, Size and Location Study
7. Hydraulic Reports for Bridges
8. Incidental Take Authorization(s)
9. Preparation/Coordination of a CLOMR or LOMR
10. Soil Geotechnical & Environmental Borings
11. Structural Geotechnical Reports
12. Roadway Geotechnical Reports

Attachment B

Project Schedule

Project Deliverable Schedule (Tentative)

Deliverable #	Deliverable	Estimated Completion Date
1	Approved Project Management Plan (PMP)	TBD (PMP Approval)
2	Project Planning Package	PMP Approval + 3 months
3	Final NEPA Documentation	PMP Approval + 10 months
4	Preliminary Engineering (PE) Design Set	TBD (pending Supplemental Agreement)
5	Final Performance Report (by others)	TBD (pending Preliminary Engineering Schedule)

Attachment C

Workhours

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Project	**Village of Lemont Rail Safety Improvement Project**
Route	**Various**
Location	**Village of Lemont**
County	**Cook**

Commentors
cms 05/18/26

Commentors
cms 05/18/26

	WORKHOUR TASKS		CONSULTANT WORKHOURS	SUGGESTED FOR DISCUSSION	CONSULTANT WORKHOURS Revised (5/27) FINAL	DIRECT COSTS FINAL	CONSULTANT COMMENTS / ASSUMPTIONS RND 1	CMS NOTES	CONSULTANT RESPONSE RND 2
1	**Project Administration, Coordination, and Final**	**Sub Total =**	**466**	287	**313**				
1.1	Project Administration		**216**	113	**117**		5% of total not including this row and qaqc		
1.2	Agency and Stakeholder Coordination		**250**	174	**196**				
	Meetings		186	110	132		31 meetings; 2 hrs to prepare materials; 1 hour meetings; 1 hour meeting minutes; 2 Lochner attendees	cut this to 22 meetings given the PE2 will be negotiate once omce we have a preferred alt	Changed to 22 meetings, but corrected formula.
	Coordination Correspondence		64	64	64		4 hours per month of delivery		
1.3	Project Management Plan (PMP)		**0**	0	**0**				
1.4	Final Performance Report		**0**	0	**0**				
2	**Project Planning**	**Sub Total =**	**2032**	1144	**1192**	**$400**			
2.1	Project Definition		**24**	24	**24**				
	Draft		16	16	16				
	Final		8	8	8				
2.2	Preliminary Purpose and Need Statement		**84**	68	**68**				
	Draft		60	48	48				
	Final		24	20	20				
2.3	Stakeholder Coordination Plan		**84**	64	**64**				
	Draft		60	48	48				
	Final		24	16	16				
2.4	Data Collection and Existing Conditions Assessment		**1108**	272	**304**	**$400**			
2.4.1	Data Collection & Review		**916**	120	**136**	**$400**			
	Publicly Available data sources		80	24	24			a lot of data has already been collected and village engineer (HR Green) can provide a lot of what is identifed in the scope	
	Prior Technical Studies		80	16	32				
	Field Visit		16	16	16	$100	2 people; 4 hr on site; 4 hour total travel		
	Traffic Counts		700	24	24	$200	5 locations; Miovision camera use; setup, takedown, travel	for the 5 locations and we can use MioVision; assume 24hrs setup/ takedown/ coord and $3 000 DC for processing which will cover 2-	
	Tree Survey		40	40	40	$100	2 staff; 8 hours in field; 4 hrs travel; 16 hr summary of findings		
2.4.2	Existing Condition Assessment		**192**	152	**168**				
2.4.2.1	Existing Rail Infrastructure & Operations		64	64	64			will this touch on the crash history?	yes
2.4.2.2	Existing Road Infrastructure & Operations		128	88	104				
	Summary of Geometric Conditions		16	8	16			seems simple, like 8hrs	
	Summary of Transportation Uses		24	8	16			seems simple, like 8hrs	
	Crash Study		40	40	40			assume DOTS and local data	
	Operational Analysis - 3 intersections		48	32	32			consider 8hrs each for Boyer/McGuire and 16hrs for Walker	
2.5	Alternatives Development & Analysis		**668**	652	**668**				
2.5.1	Build Alternatives Development		**328**	328	**328**				
	Alts Development & Refine		240	240	240		3 Alts; 80 hrs each		
	Design Criteria		16	16	16				
	Structural Concepts		40	40	40				
	Rail Signals/Crossing signs & controls		24	24	24				
	Exhibit		8	8	8				
2.5.2	Alternatives Analysis Memo		**64**	64	**64**				
	Draft		40	40	40				
	Final		24	24	24				
2.5.3	Technical Analysis of Alternatives		**164**	164	**164**				
	Peak Hour Traffic & Turning Movement Development		60	60	60				
	Operational Analysis		40	40	40				
	Train ops assessment		24	24	24				
	Access Assessment after implementation		24	24	24				

#######

Project	Village of Lemont Rail Safety Improvement Project
Route	Various
Location	Village of Lemont
County	Cook

Commentors
cms 05/18/26

Commentors
cms 05/18/26

	WORKHOUR TASKS	CONSULTANT WORKHOURS	SUGGESTED FOR DISCUSSION	CONSULTANT WORKHOURS Revised (5/27) FINAL	DIRECT COSTS FINAL	CONSULTANT COMMENTS / ASSUMPTIONS RND 1	CMS NOTES	CONSULTANT RESPONSE RND 2
	Right of Way Needs	16	16	16				
2.5.4	Preliminary Environmental Screening	**40**	**24**	**40**				
	Socio economic	8	8	8				
	Flood Resources	8	4	8				
	Special Waste	8	4	8			we have detailed study/response from ESR activities on this already	
	Biological	8	4	8			we have detailed study/response from ESR activities on this already	
	Cultural	8	4	8			we have detailed study/response from ESR activities on this already	
2.5.5	Order-of-magnitude Cost Estimate	**48**	**48**	**48**				
2.5.6	Alternative Evaluation Summary Table	**24**	**24**	**24**				
2.5.7	Stakeholder Coordination of Alternatives Development & Analysis	**0**	**0**	**0**			is this then covered below? remove?	
2.6	Project Planning Package	**64**	**64**	**64**				
	Draft	40	40	40				
	Final	24	24	24				
3	**Environmental Review with Supporting NEPA Document** **Sub Total =**	**1016**	**948**	**948**	**$1,100**			
3.1	Environmental Survey Request	**4**	**4**	**4**			not sure what this will be in FRA terms	
3.2	Environmental Project Description (EPD) Memorandum	**72**	**72**	**72**				
	Draft	48	48	48				
	Final	24	24	24				
3.3	FRA Categorical Exclusion Development	**940**	**872**	**872**	**$1,100**			
3.3.1	Project Description	**24**	**16**	**16**				
3.3.2	Property Acquisition	**20**	**20**	**20**		1 meetings, virtual, 1 hr long, 4 hr prep/minutes, 4 team attendees	** this should have been elsewhere	
3.3.3	Proposed Action Effects	**896**	**836**	**836**	**$1,100**			
3.3.3.1	Summary of Affected Environment	24	24	24				
3.3.3.2	Land use analysis	24	24	24		2 intersection for capacity analysis at peak demand 16 hours, 5 intersections for simulation at peak demand 80	** this should have been elsewhere	
3.3.3.3	Cultural Resources	48	48	48				
3.3.3.4	Parks and Recreational Facilities	40	40	40				
3.3.3.5	Transportation Impact Assessment	40	40	40				
3.3.3.6	Noise and Vibration	120	120	120				
3.3.3.7	Air Quality	24	24	24				
3.3.3.8	Hazardous Materials and Waste	32	32	32				
3.3.3.9	Communities and Environmental Justice	24	24	24				
3.3.3.10	Waters of the US	200	156	156	$400			
	Wetland delineation	160	120	120	$400		we have complete wetlland delineation report, USACE JD; the delineation will have to be updated and report will have to be	
	Written section and Exhibit	24	20	20				
	404 Documentation	16	16	16				
3.3.3.11	Floodplains	24	24	24				
3.3.3.12	Water Quality	24	24	24				
3.3.3.13	Navigable Waterways	0	0	0				
3.3.3.14	Coastal Zones	0	0	0		16 hours each	** this should have been elsewhere	
3.3.3.15	Important Farmlands	0	0	0		2 alternative plan and profile 40 hrs each + 60 hours for 3D model each	** this should have been elsewhere	
3.3.3.16	Listed Species	40	24	24		12 hours each, 2 each for alternative, 2 alternative	** this should have been elsewhere	
3.3.3.17	Public Safety	8	8	8		2 EDP Sheets, 2 PDP sheet and LDS for open ditch.	** this should have been elsewhere	
3.3.3.18	Mitigation	24	24	24				
3.3.3.19	Public Notification	160	160	160	$700			
	Open House Coordination & Materials Prep	64	64	64	$500			
	Open House Attendance	16	16	16	$200			

#######								Commentors cms 05/18/26		Commentors cms 05/18/26
	Project	Village of Lemont Rail Safety Improvement Project								
	Route	Various								
	Location	Village of Lemont								
	County	Cook								
	WORKHOUR TASKS				**CONSULTANT WORKHOURS**	**SUGGESTED FOR DISCUSSION**	**CONSULTANT WORKHOURS Revised (5/27) FINAL**	**DIRECT COSTS FINAL**	**CONSULTANT COMMENTS / ASSUMPTIONS RND 1**	**CMS NOTES**	**CONSULTANT RESPONSE RND 2**
	Open House comments and final summary memo				40	40	40				
	Stakeholder project letter				16	16	16				
	Summary for CE worksheet				24	24	24				
3.3.3.20	Related Federal, State, or Local Actions (Permits)				40	40	40				
4	**Preliminary Engineering**		**Sub Total =**		**1026**	(**)	(**)				
4.1	Preliminary Engineering Design Package				**1026**	(**)	(**)				
4.1.1	Preliminary Engineering Plan Set				396	(**)	(**)				
	~~Cover Sheet~~				~~12~~	(**)	(**)		Coordination with IDOT for historic resources, Section 4f and Section 6f	** this should have been elsewhere	
	~~Contents/ Index~~				~~24~~	(**)	(**)				
	~~Alignment & ROW Plan~~				~~24~~	(**)	(**)				
	~~Typical Section Plan~~				~~24~~	(**)	(**)				
	~~Roadway Plan Sheets~~				~~96~~	(**)	(**)				
	~~Roadway Profile Sheets~~				~~96~~	(**)	(**)				
	~~Cross Section Sheets~~				~~120~~	(**)	(**)				
4.1.2	Intersection Design Studies				250	(**)	(**)				
4.1.3	Drainage Studies, Regulatory Coordination, and Reporting				300	(**)	(**)				
4.1.4	Capital Cost Estimate				80	(**)	(**)				
5	**Quality Assurance/Quality Control**		**Sub Total =**		**216**	113	**117**		**5% of total hours before Admin & QAQC**		
	TOTAL				**4756**	2492	**2570**				
						(**)			TO BE ESTIMATED/NEGOTIATED AS PART OF A PLANNED SUPPLEMENT ONCE A PREFERRED ALTERNATIVE HAS BEEN SELECTED		TO BE ESTIMATED/NEGOTIATED AS PART OF A PLANNED SUPPLEMENT ONCE A PREFERRED ALTERNATIVE HAS BEEN SELECTED

4324	2266	QAQC	216.2	113.3	116.8	**CONSULTANT**
		ADMIN	216.2	113.3	116.8	
	2336					

CONSULTANT

avg 60/hr
avg 65/hr
avg 70/hr

avg 60/hr
avg 65/hr
avg 70/hr

Looking at the $60 rate; is the average salary working across all scope going to be $124,800?

Looking at the $60 rate; is the average salary working across all scope going to be $124,800?

					Rate:	$ 63.00	**Direct Costs**
Task #	Task Title	Agreement Federal Funds	Agreement Non-Federal Funds	Total			
1	Project Administration and Management	$20,000	$5,000	$25,000	$ 55,213.20		$0
2	Project Planning	$200,000	$50,000	$250,000			
3	Environmental Review	$120,000	$30,000	$150,000	$ 210,668.80		$400
4	Preliminary Engineering	$160,000	$40,000	$200,000	$ 168,327.20		$1,100
Total		$500,000	$125,000	Total Project Cost: $625,000	TBD		$0
					$ 434,209.20	includes direct costs	

add the $200K for PE and we are close

add the $200K for PE and we are close

Rail Crossing Improvement Program

Crossing Location Map
Village of Lemont

MCGUIRE PARKWAY
Close/Remove

BOYER STREET
Close/Remove

Heritage High-Speed Corridor

PRUXNE STREET (TALCOTT)
Relocate Crossing
(as part of intersection realignment at Main, Illinois, and Pruxne)

WALKER ROAD EXTENSION
New Crossing
(replaces access provided by McGuire and Boyer)

METRA STATION PED
TBD Study

HOLMES STREET
TBD Coordinate

STEPHEN STREET
Improve Ex Crossing

LEMONT STREET
Improve Ex Crossing

INDUSTRIAL DRIVE
TBD Study

Heritage High-Speed Corridor

Lemont

Des Plaines River

Canal Bank Rd

Main St

Illinois St

Porter St

Front St

Stephen St

Lemont Rd

Bluff Rd

Dystrup Rd

Des Plaines River Dr

Donahoe Rd

Industrial Park Dr

New Ave

Industrial Dr

Brown Ave

Old Quarry Rd

Timberline Dr

W Logan St

E Logan St

E Division St

Walnut St

Warner Ave

Singer Ave

Ridge Rd

E Eureka Dr

Short St

Wells St

Lintz St

Hickory St

East St

Talcott Ave

Saddle Ln

4th St

Kipling Rd

Orion Dr

Carriage Ridge Ln

Wexford Dr

Hilltop Dr

McCarthy Rd

Schultz St

Thomaszewski St

Halasek St

1st St

2nd St

3rd St

5th St

6th St

Woodcrest Ln

Koontz Rd

Hillcrest Dr

Hillcrest Rd

117th St

118th St

119th St

Center Dr

Walker Rd

Prairie St

Pine Ave

Apple Ave

McGuire Pkwy

Walker Rd

Village Dr

Ose Lake

[exhibit-1]

N

2000 ft

Google Earth

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 2026-10 12895 Marian Drive Variation
DATE: October 19, 2026

SUMMARY/BACKGROUND

The applicant and property owner, Scott Peffer, is requesting a variation from Section 17.06.030 and Table 17-06-02 of the Unified Development Ordinance (UDO) to allow a swimming pool partially within the side yard of the property at 12895 Marian Drive.

The property is an irregularly shaped lot located at the terminus of Marian Drive. An existing drainage easement occupies a significant portion of the rear yard, limiting the area available for a swimming pool in the location otherwise permitted by the UDO. The applicant is seeking the variation because the existing drainage easement and associated drainage conditions, as reviewed by the Village Engineer, preclude placement of the proposed pool within the rear-yard area otherwise permitted by the UDO.

The applicant proposes to locate the pool along the south side of the residence, outside the drainage easement and in compliance with the otherwise applicable setback requirements. The requested variation is limited to the yard location of the pool. As background, the UDO requires that all pools, decks, and equipment must be located at least 7.5-feet from all property lines. The pool is shown closest at 11-feet from the side property line.

ANALYSIS

Comprehensive Plan

The Lemont 2030 Comprehensive Plan identifies the subject property as Infill Residential (INF). The requested variation is a site-specific zoning matter and is not directly addressed by the goals and objectives of the Comprehensive Plan.

Planning & Zoning Commission (PZC)

The Planning & Zoning Commission conducted a public hearing on October 7, 2026. During the hearing, staff explained that the Village Engineer had reviewed the property and determined that existing drainage conditions preclude placement of the proposed swimming pool within the rear-yard drainage easement.
The applicant explained that the family would prefer to locate the pool in the rear yard but that the existing easement limits this option. The applicant also indicated an intention to install privacy fencing around the pool area.

A neighboring property owner expressed concerns regarding existing drainage conditions, safety, and the visual character of the neighborhood, particularly the installation of fencing. Staff explained that applicable pool fencing requirements would be reviewed through the building permit process.

Following the public hearing, the PZC voted unanimously (4-0) to recommend approval of the requested variation. The draft PZC minutes from the October public hearing are provided in the attachments.

Additional Public Comments
The correspondence also questions the consistency of Village requirements related to improvements within drainage easements, particularly restrictions previously communicated to a neighboring property owner regarding installation of a fence.

The neighboring property owners have requested that their concerns be provided to the Village Board for consideration prior to final action on the variation.

The written correspondence and accompanying photographs are included for the Committee of the Whole's review.

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
Proposed site and grading plan with pool location
Neighbor's Correspondence Regarding Proposed Pool Variance - 12895 Marian Drive
Neighbor Correspondence II
Neighbor Correspodence III
PZC Memo, Analysis & Attachments for Case 2026-10
Draft PZC Minutes Excerpt

DETAILED POOL GRADING PLAN

LOT 11 IN KEEPATAW TRAILS, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND FOR OBJECTS

EXISTING		PROPOSED
	SANITARY SEWER	
	STORM SEWER	
	CATCH BASIN	
	OPEN LID MANHOLE	
	CLOSED LID MANHOLE	
	INLET	
W	WATER MAIN	W
	VALVE	
	HYDRANT	
	FLARED END	
	STREET LIGHT	
	UTILITY POLE	
B	B-BOX	B
	RETAINING WALL	
	SILT FENCE	
701	CONTOUR	701
X	FENCE	X
	100-YEAR OVERFLOW PATH	
	STORM STRUCTURE W/ INLET PROTECTION	
	EX. TREE TO BE REMOVED	

LEGEND FOR SURVEY LINES

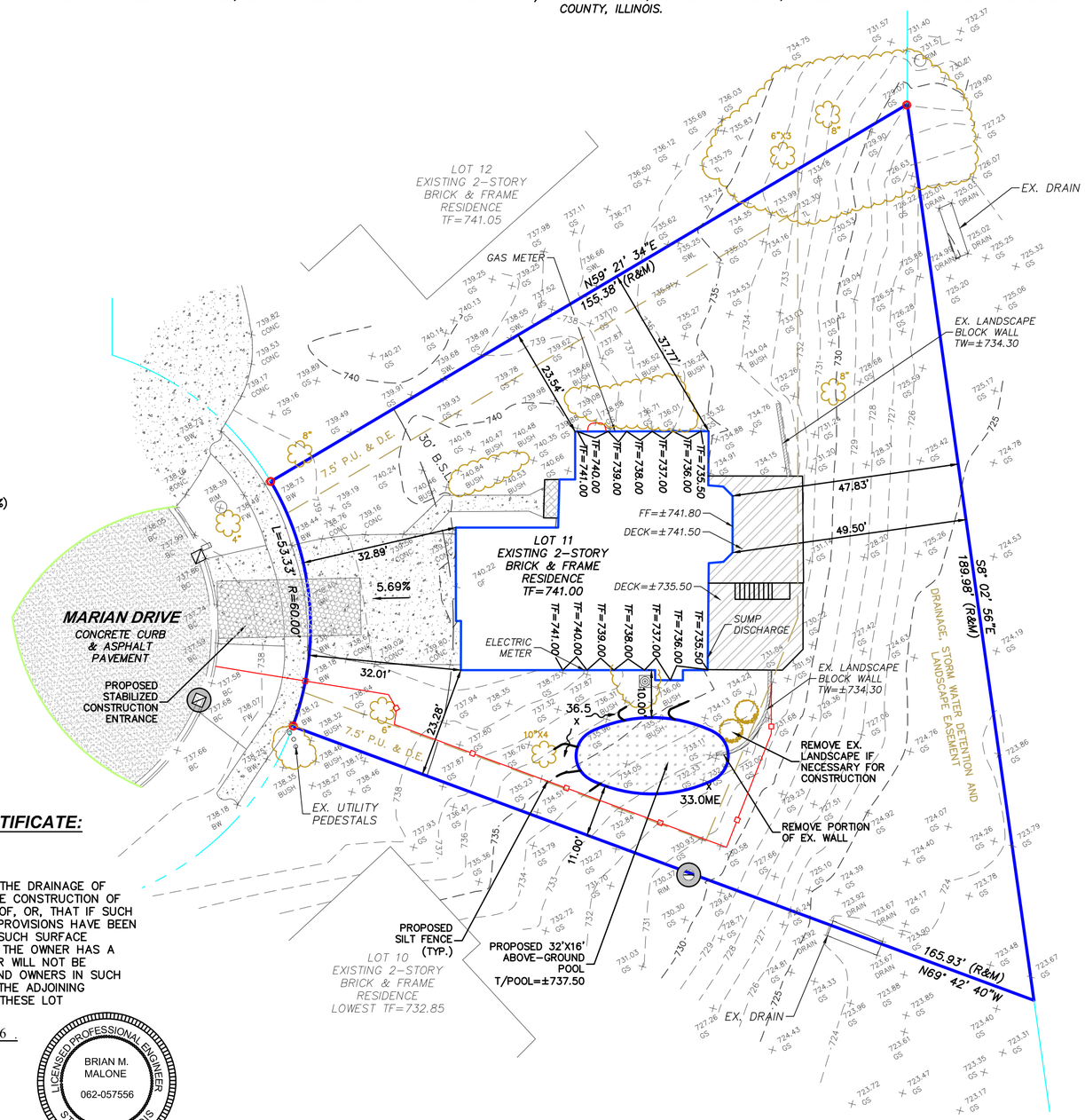
- FOUND IRON ROD
- FOUND IRON PIPE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ON-SITE STRUCTURE LINE
- OFF-SITE STRUCTURE LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE

LOT COVERAGE

LOT AREA	= 17,289 SF
EX. BUILDING AREA	= 2,266 (XX.XX%)
EX. CONCRETE	= 941 SF
EX. DECK	= 723 SF
EX. WALLS	= 24 SF
EX. COVERED PORCH	= 25 SF
TOTAL COVERAGE	= 3,979 SF (23.01%)

REAR-YARD COVERAGE

REAR YARD AREA	= 5,269 SF
REAR YARD COVERAGE	= 0 SF



NOTES:

EROSION CONTROL
TO BE APPLIED PER THE ILLINOIS URBAN MANUAL, LATEST EDITION. SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE SEDIMENT & EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED THROUGHOUT THE PROJECT & SHALL REMAIN IN PLACE UNTIL THE FINAL VEGETATED COVER HAS BEEN ESTABLISHED AND/OR PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ANY SEDIMENT & EROSION CONTROL MEASURES THAT ARE REMOVED, AS A RESULT OF ANY CONSTRUCTION ACTIVITIES, MUST BE PROPERLY REINSTALLED PRIOR TO THE END OF EACH DAY.

CONSTRUCTION ACCESS SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE AS IDENTIFIED ON THE APPROVED SITE/GRADING PLAN.

CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION TO DETERMINE IF ANY CONFLICTS EXIST, THE DESIGN ENGINEER MUST BE NOTIFIED PRIOR TO START OF CONSTRUCTION. EXISTING TOPOGRAPHIC INFORMATION WAS PERFORMED ON 07-22-26. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, CONTRACT, TITLE POLICY, ZONING ORDINANCE, ETC.

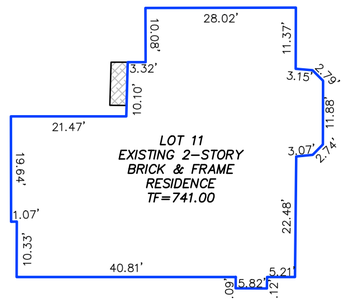
FOR UNDERGROUND UTILITY LOCATIONS AND PRIOR TO ANY CONSTRUCTION, CONTACT J.U.L.I.E., TOLL FREE 1-800-892-0123.

THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED TO THE EXISTING CONDITION ONCE THE CONSTRUCTION HAS BEEN COMPLETED. ANY DAMAGE TO THE ROAD, DRIVEWAY, CURB, PARKWAY, OR SIDEWALK SHALL BE RESTORED, AT THE PERMITTEE'S COST, IN A TIMELY MANNER.

SITE BENCHMARK:
TOP OF STORM STRUCTURE IN CURB NEAR EXTENSION OF SOUTHERN LINE OF LOT 11.

CLIENT:
LINDSEY PEFFER

BUILDING DIMENSIONS:

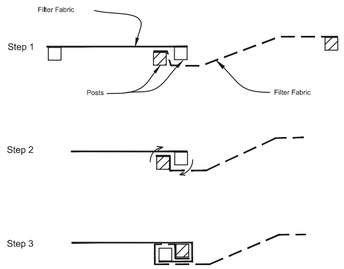


GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 ft.

SILT FENCE PLAN

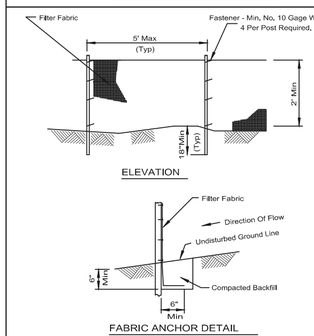


ATTACHING TWO SILT FENCES

NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material. Drive both posts a minimum of 18 inches into the ground and bury the flap.
3.

REFERENCE		STANDARD DWG. NO.
Project		IL-620(W)
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 2 OF 2
Checked ____ Date ____		DATE 1-25-95
Approved ____ Date ____		

SILT FENCE PLAN



ELEVATION

FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Fabric fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 50 for woven,
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE		STANDARD DWG. NO.
Project		IL-620
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 2
Checked ____ Date ____		DATE 11-20-01
Approved ____ Date ____		

SURFACE WATER DRAINAGE CERTIFICATE:

STATE OF ILLINOIS } S.S.
COUNTY OF WILL }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS 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 WATER WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED THIS 18th DAY OF AUGUST, 2026 .

ENGINEER

LICENSED PROFESSIONAL ENGINEER
BRIAN M. MALONE
062-057556
STATE OF ILLINOIS

EXP: 11/30/27

ABBREVIATIONS:

P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
N.F.	NO FENCE
N.A.	NO ACCESS
L.C.	LANDCAPE COVENANT
B.S.L.	BUILDING SETBACK LINE
TF	TOP OF FOUNDATION
GF	GARAGE FLOOR
LO	LOOK OUT
WO	WALK OUT
WW	WINDOW WELL
DS	DOWN SPOUT
BL	BRICK LEDGE
SP	SUMP PUMP
TL	TREE LINE

XXX.XXTC	TOP OF CURB ELEVATION
XXX.XME	MATCH EXISTING ELEVATION
(XX.X)	EXISTING SPOT GRADE PER APPROVED ENGINEERING PLANS
XXX.XX / XX	EX. AS-BUILT GRADE & DESCRIPTION
XXX.X	SPOT GRADE W/ FLOW DIRECTION
	NOTE: ADD 700 TO ALL PROPOSED SPOT GRADES

PAVEMENT LEGEND

- PROPOSED PAVERS
- EXISTING PAVERS
- EXISTING DECK
- PROPOSED POOL
- PROPOSED CONCRETE
- EXISTING PORCH
- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE

LOT 11 ~ KEEPATAW TRAILS

12895 MARIAN PARKWAY
LEMONT, ILLINOIS

DETAILED POOL GRADING PLAN

DRAWN BY: MEK	CHECKED BY: BMM
SCALE: 1"=20'	DATE: 08/18/26
JOB NUMBER: 26-170	SHEET: 1 OF 1

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

#	DATE	DESCRIPTION

Outlook

[External Sender] Formal Objection to Proposed Pool Variance - 12895 Marian Drive (Adjacent Lot 10)

From Andy & Cinzia <actsarussi@sbcglobal.net>
Date Tue 10/13/2026 6:39 PM
To Jamie Tate <JTate@lemont.il.us>

3 attachments (5 MB)

12895 Marian Dr Pool Grading Plan.jpg; Front Yards between 12895 & 12882 Marian Drive.jpg; Back & Side Yards between 12882 & 12895 Marian Drive.jpg;

Hello Jamie,

Per our telephone conversation today, below is an email expressing our concerns regarding the proposed pool variance at 12895 Marian Drive, along with supporting photographs.

Please forward this email and all attachments to the Mayor and Village Board members for their review prior to making a final decision. We would also appreciate having our correspondence included in the official record for this petition.

Please reply to confirm receipt of this email and all attachments, as well as confirmation that everything has been forwarded to the Board.

Thank you for your help!

Andy & Cinzia Sarussi

****

Dear Mayor Egofske and Village Board Members,

We are writing to formally express our opposition to the proposed variation for the swimming pool installation at 12895 Marian Drive (Lot 11). We are the owners of the neighboring property, identified as Lot 10 on the submitted grading plan, and have lived in Lemont for nearly 20 years.

We attended the October 7th Planning & Zoning Commission public hearing and voiced our concerns regarding the proposed project. While we understand the Commission has recommended approval, we respectfully ask the Village Board to carefully reconsider this recommendation before making its final decision.

We have several concerns that we feel deserve further consideration.

1. Location of the Pool and Neighborhood Aesthetics

Our primary objection is the proposed location of the pool. This is not a traditional backyard pool. It is a partially in-ground swimming pool proposed for the **SIDE** of the home, extending from the existing deck into the area between our two houses.

We find this location highly unusual and inconsistent with the appearance and character of our neighborhood.

When we purchased our home nearly 20 years ago, we did so with certain expectations regarding the Village's development standards and the residential character of the neighborhood. Allowing a swimming pool to be installed alongside a home, rather than within the designated rear yard, raises serious questions about what types of exceptions will be permitted moving forward.

We certainly understand our neighbors' desire to provide recreational opportunities for their young family. However, we do not believe that desire alone should justify disregarding established zoning requirements, particularly when doing so directly affects neighboring homeowners.

2. Safety Concerns and Inconsistent Application of Village Restrictions

When we moved to Lemont, we also had a young family. At that time, we inquired about installing a fence on our property for the safety and privacy of our children. We were told that a fence would not be permitted due to the retention/drainage area.

Although disappointed, we respected the Village's restrictions and made adjustments to accommodate our family's needs.

Over the years, we have dealt with neighborhood children entering our property to explore, sled down the hill, and even ride ATVs through the side of our yard to and from Archer Avenue. A fence would have helped prevent these situations, but we understood that it was not an option available to us.

Now, nearly 20 years later, we are being asked to accept a variance that would allow a neighboring homeowner to install a swimming pool in an otherwise restricted location.

We find this difficult to reconcile.

If restrictions were important enough to prevent us from installing a fence for our family's safety, how can an exception now be justified for a swimming pool?

Furthermore, if the Board approves this variance, does that mean we would now be permitted to install the fence we have wanted for nearly two decades?

We respectfully request clarification regarding how these decisions can be applied consistently and fairly to neighboring property owners.

3. Existing Drainage and Potential Water Issues

We already experience significant water retention in the rear portion of our property. The grass is frequently wet, and drainage has been an ongoing issue.

The proposed project involves grading changes, pool installation, and construction near an existing drainage easement.

We are extremely concerned about the possibility of additional runoff being redirected toward our property or further aggravating the existing drainage conditions.

Before any approval is granted, we would like to know:

- Has the proposed grading and drainage plan been independently reviewed by the Village Engineer?
- What measures will ensure that runoff from the proposed pool and altered grading will not negatively affect our property?
- Has the existing drainage problem on our property been considered in that review?
- Who will be responsible if this project causes additional drainage problems or damage to our property?
- What safeguards will be required during construction to prevent water, mud, and debris from entering our yard?

We do not believe neighboring property owners should be expected to assume additional drainage risks to accommodate a discretionary improvement on someone else's property.

4. Impact on Neighboring Properties and Future Precedent

We recognize that homeowners should be able to enjoy and improve their properties. However, those improvements should not come at the expense of their neighbors or undermine the standards established for the neighborhood.

Allowing a pool to be constructed in the side yard, between two homes, creates concerns regarding privacy, noise, safety, visual impact, and future property values.

It also raises a larger question: If this type of variance is approved, what prevents similar requests throughout the Village?

Are the existing ordinances intended to establish consistent neighborhood standards, or can they be waived based primarily on an individual homeowner's preferences?

We believe this deserves serious consideration.

Our Request to the Village Board

We respectfully ask the Board to deny the requested variance and require that any proposed swimming pool comply with the Village's existing zoning and development requirements.

At a minimum, before making a final decision, we ask that the Board:

- Review the proposed pool location in relation to our home and property.
- Consider the precedent this exception may establish.
- Require a thorough engineering review of the existing and proposed drainage conditions.
- Confirm that approval of this variance would also allow us to install a fence on our property.
- Consider conducting an on-site inspection to fully appreciate the proximity of the proposed pool to our property.

We have been proud Lemont residents for nearly two decades. We have respected the Village's ordinances, even when those restrictions prevented us from making improvements we wanted for our own family.

We are simply asking that those same standards be applied fairly and consistently.

Please include this correspondence and the accompanying photographs in the official record for this petition and distribute them to all Village Board members before the final vote.

We would also appreciate written responses to the questions raised above.

Thank you for your time and consideration.

Sincerely,

Andy & Cinzia Sarussi
Owners of Lot 10
12882 Marian Drive
Lemont, Illinois

DETAILED POOL GRADING PLAN

LOT 11 IN KEEPATAW TRAILS, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND FOR OBJECTS

EXISTING / PROPOSED

- SANITARY SEWER
- STORM SEWER
- CATCH BASIN
- OPEN LID MANHOLE
- CLOSED LID MANHOLE
- INLET
- WATER MAIN
- VALVE
- HYDRANT
- FLARED END
- STREET LIGHT
- UTILITY POLE
- B-BOX
- RETAINING WALL
- SILT FENCE
- CONTOUR
- FENCE
- 100-YEAR OVERFLOW PATH
- STORM STRUCTURE W/ INLET PROTECTION
- EX. TREE TO BE REMOVED

LEGEND FOR SURVEY LINES

- FOUND IRON ROD
- FOUND IRON PIPE
- 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

LOT COVERAGE

LOT AREA	= 17,289 SF
EX. BUILDING AREA	= 2,266 (XX.XX%)
EX. CONCRETE	= 941 SF
EX. DECK	= 723 SF
EX. WALLS	= 24 SF
EX. COVERED PORCH	= 25 SF
TOTAL COVERAGE	= 3,979 SF (23.01%)

REAR-YARD COVERAGE

REAR YARD AREA	= 5,269 SF
REAR YARD COVERAGE	= 0 SF

SURFACE WATER DRAINAGE CERTIFICATE:

STATE OF ILLINOIS } S.S.
COUNTY OF WILL }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS 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 WATER WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED THIS 19th DAY OF AUGUST, 2026

ENGINEER _____

BRIAN M. MALONE 062-057700 STATE OF ILLINOIS

EXP: 11/30/27

NOTES:

EROSION CONTROL:
TO BE APPLIED PER THE ILLINOIS URBAN MANUAL, LATEST EDITION. SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE SEDIMENT & EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED THROUGHOUT THE PROJECT & SHALL REMAIN IN PLACE UNTIL THE FINAL VEGETATED COVER HAS BEEN ESTABLISHED AND/OR PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ANY SEDIMENT & EROSION CONTROL MEASURES THAT ARE REMOVED, AS A RESULT OF ANY CONSTRUCTION ACTIVITIES, MUST BE PROPERLY REINSTALLED PRIOR TO THE END OF EACH DAY.

CONSTRUCTION ACCESS SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE AS IDENTIFIED ON THE APPROVED SITE/GRADING PLAN.

CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION TO DETERMINE IF ANY CONFLICTS EXIST, THE DESIGN ENGINEER MUST BE NOTIFIED PRIOR TO START OF CONSTRUCTION. EXISTING TOPOGRAPHIC INFORMATION WAS PERFORMED ON 07-22-26. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, CONTRACT, TITLE POLICY, ZONING ORDINANCE, ETC.

FOR UNDERGROUND UTILITY LOCATIONS AND PRIOR TO ANY CONSTRUCTION, CONTACT J.U.L.I.E., TOLL FREE 1-800-892-0123.

THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED TO THE EXISTING CONDITION ONCE THE CONSTRUCTION HAS BEEN COMPLETED. ANY DAMAGE TO THE ROAD, DRIVEWAY, CURB, PARKWAY, OR SIDEWALK SHALL BE RESTORED, AT THE PERMITTEE'S COST, IN A TIMELY MANNER.

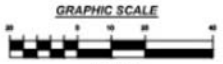
SITE BENCHMARK:
TOP OF STORM STRUCTURE IN CURB NEAR EXTENSION OF SOUTHERN LINE OF LOT 11.

CLIENT:
LINDSEY PEFFER

BUILDING DIMENSIONS:



GRAPHIC SCALE



(IN FEET)
1 INCH = 20 ft.

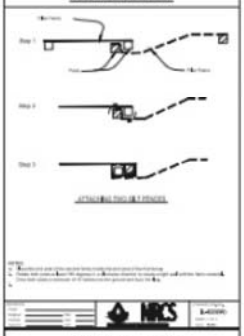
ABBREVIATIONS:

P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	XXX.XXTC	TOP OF CURB ELEVATION
N.F.	NO FENCE	XXX.XME	MATCH EXISTING ELEVATION
N.A.	NO ACCESS	(XX.X)	EXISTING SPOT GRADE PER APPROVED ENGINEERING PLANS
L.C.	LANDSCAPE COVENANT	XXX.XX	EX. AS-BUILT GRADE & DESCRIPTION
B.S.L.	BUILDING SETBACK LINE	TF	
TF	TOP OF FOUNDATION	GF	
GF	GARAGE FLOOR	XXX.X	SPOT GRADE W/ FLOW DIRECTION
LO	LOOK OUT		
WO	WALK OUT		NOTE: ADD 700 TO ALL PROPOSED SPOT GRADES
WM	WINDOW WELL		
DS	DOWN SPOUT		
BL	BRICK LEDGE		
SP	SUMP PUMP		
TL	TREE LINE		

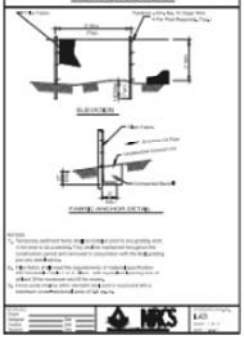
PAVEMENT LEGEND

- PROPOSED PAVERS
- EXISTING PAVERS
- EXISTING DECK
- PROPOSED POOL
- PROPOSED CONCRETE
- EXISTING PORCH
- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE

SILT FENCE PLAN



SILT FENCE PLAN



LOT 11 ~ KEEPATAW TRAILS

12895 MARIAN PARKWAY
LEMONT, ILLINOIS

DETAILED POOL GRADING PLAN

DRAWN BY: MEK	CHECKED BY: BMM
SCALE: 1"=20'	DATE: 08/18/26
JOB NUMBER: 26-170	SHEET: 1 OF 1

#	DATE	DESCRIPTION

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





Outlook

Fw: [External Sender] Formal Objection to Proposed Pool Variance - 12895 Marian Drive (Adjacent Lot 10)

From Beth Filisha <bfilisha@sbcglobal.net>
Date Wed 10/14/2026 8:00 PM
To Jamie Tate <JTate@lemont.il.us>

3 attachments (3 MB)

12895 Marian Dr Pool Grading Plan.jpg; Front Yards between 12895 & 12882 Marian Drive.jpg; Back & Side Yards between 12882 & 12895 Marian Drive.jpg;

Hi Jaime,

As you may recall, I emailed you last week regarding the variance requested in our subdivision. The neighbor most directly affected sent this email chain and we concur with many of the points.

Clearly the ordinance requiring the requested variance is in place for a reason. Side yard pools can negatively affect the aesthetic of the neighborhood as well as home values especially in a cul de sac. Besides the limited space, the equipment required for a large pool ends up being closer to neighbor's property and can be very noisy unlike if it's in the rear of the house per Lemont's existing code.

Please include our concerns with the correspondence sent to the mayor and Village Board per the below request.

Thank you,

Beth and Mike Filisha

----- Forwarded Message -----
From: Andy & Cinzia <actsarussi@sbcglobal.net>
To: lisabeths@mac.com <lisabeths@mac.com>; renata.matukiene@gmail.com <renata.matukiene@gmail.com>; bfilisha@sbcglobal.net <bfilisha@sbcglobal.net>
Sent: Tuesday, October 13, 2026 at 08:01:37 PM CDT
Subject: Fw: Formal Objection to Proposed Pool Variance - 12895 Marian Drive (Adjacent Lot 10)

----- Forwarded Message -----
From: Andy & Cinzia <actsarussi@sbcglobal.net>
To: JTate@lemont.il.us <jtate@lemont.il.us>
Sent: Tuesday, October 13, 2026 at 06:38:36 PM CDT
Subject: Formal Objection to Proposed Pool Variance - 12895 Marian Drive (Adjacent Lot 10)

Hello Jamie,

Per our telephone conversation today, below is an email expressing our concerns regarding the proposed pool variance at 12895 Marian Drive, along with supporting photographs.

Please forward this email and all attachments to the Mayor and Village Board members for their review prior to making a final decision. We would also appreciate having our correspondence included in the official record for this petition.

Please reply to confirm receipt of this email and all attachments, as well as confirmation that everything has been forwarded to the Board.

Thank you for your help!

Andy & Cinzia Sarussi

****

Dear Mayor Egofske and Village Board Members,

We are writing to formally express our opposition to the proposed variation for the swimming pool installation at 12895 Marian Drive (Lot 11). We are the owners of the neighboring property, identified as Lot 10 on the submitted grading plan, and have lived in Lemont for nearly 20 years.

We attended the October 7th Planning & Zoning Commission public hearing and voiced our concerns regarding the proposed project. While we understand the Commission has recommended approval, we respectfully ask the Village Board to carefully reconsider this recommendation before making its final decision.

We have several concerns that we feel deserve further consideration.

1. Location of the Pool and Neighborhood Aesthetics

Our primary objection is the proposed location of the pool. This is not a traditional backyard pool. It is a partially in-ground swimming pool proposed for the **SIDE** of the home, extending from the existing deck into the area between our two houses.

We find this location highly unusual and inconsistent with the appearance and character of our neighborhood.

When we purchased our home nearly 20 years ago, we did so with certain expectations regarding the Village's development standards and the residential character of the neighborhood. Allowing a swimming pool to be installed alongside a home, rather than within the designated rear yard, raises serious questions about what types of exceptions will be permitted moving forward.

We certainly understand our neighbors' desire to provide recreational opportunities for their young family. However, we do not believe that desire alone should justify disregarding established zoning requirements, particularly when doing so directly affects neighboring homeowners.

2. Safety Concerns and Inconsistent Application of Village Restrictions

When we moved to Lemont, we also had a young family. At that time, we inquired about installing a fence on our property for the safety and privacy of our children. We were told that a fence would not be permitted due to the retention/drainage area.

Although disappointed, we respected the Village's restrictions and made adjustments to accommodate our family's needs.

Over the years, we have dealt with neighborhood children entering our property to explore, sled down the hill, and even ride ATVs through the side of our yard to and from Archer Avenue. A fence would have helped prevent these situations, but we understood that it was not an option available to us.

Now, nearly 20 years later, we are being asked to accept a variance that would allow a neighboring homeowner to install a swimming pool in an otherwise restricted location.

We find this difficult to reconcile.

If restrictions were important enough to prevent us from installing a fence for our family's safety, how can an exception now be justified for a swimming pool?

Furthermore, if the Board approves this variance, does that mean we would now be permitted to install the fence we have wanted for nearly two decades?

We respectfully request clarification regarding how these decisions can be applied consistently and fairly to neighboring property owners.

3. Existing Drainage and Potential Water Issues

We already experience significant water retention in the rear portion of our property. The grass is frequently wet, and drainage has been an ongoing issue.

The proposed project involves grading changes, pool installation, and construction near an existing drainage easement.

We are extremely concerned about the possibility of additional runoff being redirected toward our property or further aggravating the existing drainage conditions.

Before any approval is granted, we would like to know:

- Has the proposed grading and drainage plan been independently reviewed by the Village Engineer?
- What measures will ensure that runoff from the proposed pool and altered grading will not negatively affect our property?
- Has the existing drainage problem on our property been considered in that review?
- Who will be responsible if this project causes additional drainage problems or damage to our property?
- What safeguards will be required during construction to prevent water, mud, and debris from entering our yard?

We do not believe neighboring property owners should be expected to assume additional drainage risks to accommodate a discretionary improvement on someone else's property.

4. Impact on Neighboring Properties and Future Precedent

We recognize that homeowners should be able to enjoy and improve their properties. However, those improvements should not come at the expense of their neighbors or undermine the standards established for the neighborhood.

Allowing a pool to be constructed in the side yard, between two homes, creates concerns regarding privacy, noise, safety, visual impact, and future property values.

It also raises a larger question: If this type of variance is approved, what prevents similar requests throughout the Village?

Are the existing ordinances intended to establish consistent neighborhood standards, or can they be waived based primarily on an individual homeowner's preferences?

We believe this deserves serious consideration.

Our Request to the Village Board

We respectfully ask the Board to deny the requested variance and require that any proposed swimming pool comply with the Village's existing zoning and development requirements.

At a minimum, before making a final decision, we ask that the Board:

- Review the proposed pool location in relation to our home and property.
- Consider the precedent this exception may establish.
- Require a thorough engineering review of the existing and proposed drainage conditions.
- Confirm that approval of this variance would also allow us to install a fence on our property.
- Consider conducting an on-site inspection to fully appreciate the proximity of the proposed pool to our property.

We have been proud Lemont residents for nearly two decades. We have respected the Village's ordinances, even when those restrictions prevented us from making improvements we wanted for our own family.

We are simply asking that those same standards be applied fairly and consistently.

Please include this correspondence and the accompanying photographs in the official record for this petition and distribute them to all Village Board members before the final vote.

We would also appreciate written responses to the questions raised above.

Thank you for your time and consideration.

Sincerely,

Andy & Cinzia Sarussi
Owners of Lot 10
12882 Marian Drive
Lemont, Illinois

Outlook

[External Sender] Formal Objection to Proposed Pool Variance - 12895 Marian Drive (Adjacent Lot 10)

From Lisabeth Laciak <lisabeths@mac.com>
Date Thu 10/15/2026 3:06 PM
To Jamie Tate <JTate@lemont.il.us>
Cc Andy & Cinzia <actsarussi@sbcglobal.net>

Hello Jamie,

After speaking with the Sarussi Family, I would like to support their stance on the proposed pool construction at 12895 Marian Drive.

Please include my email (below) to the Mayor and Village Board members for their review prior to making a final decision regarding the swimming pool construction at 12895 Marian Drive as well.

Also, please let me know you received this email and that it has been forwarded to the Board.

Thank you for your help,
Lisabeth Laciak

_____

Dear Mayor Egofske and Village Board Members,

I am writing to you as a resident on Marian Drive to formally give my support for the opposition voiced by my neighbors, Andy & Cinzia Sarussi, regarding the proposed side yard swimming pool construction at 12895 Marian Drive.

As an adjacent homeowner, I share the concerns already raised regarding how this specific placement will impact our immediate neighborhood. While I, of course, fully support a property owner's right to enjoy their land, the installation of a swimming pool in a side yard presents several unique issues that conflict with the character and safety of our community.

Side yards in our neighborhood are not traditionally designed to accommodate large, high-use recreational structures. Placing a pool in this area encroaches too closely on neighboring properties and violates the standard buffer zones intended to maintain privacy. Having a pool on the side of a home is unusual, as well as uncommon.

Because side yards run directly adjacent to the main living areas and bedrooms of neighboring homes, the inevitable noise from pool equipment, filtration systems, and social gatherings will cause a direct and ongoing disturbance. Our properties share narrow corridors between our homes. Key concerns are

acoustic amplification and sound reverberation. Because the proposed pool would be located in the side yard, exterior residential walls can act as an echo chamber. Any noise generated from the pool area—including splashing, loud conversation, and the continuous hum of pool filtration equipment—would bounce off walls and be amplified. How far would this noise & volume travel?

The visual impact of a pool, safety fencing, lighting at night, and related equipment crowded into a side yard detracts from the open, cohesive aesthetic of our streetscape, potentially affecting surrounding property values and changing the peaceful environment in our cul de sac.

For these reasons, I agree with Andy & Cinzia Sarussi's opposition. I respectfully request the Village to deny the current proposal or require the homeowners to relocate the pool. I have no objection to our neighbors installing a swimming pool on their property, provided it is not located in the side yard.

Thank you for your time, consideration, and dedication to maintaining the quality of life in our village.

Sincerely,
The Laciak Family

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

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

CASE NUMBER & NAME
2026-10 12895 Marian Drive Variation

APPLICANT & PROPERTY OWNER
Scott Peffer

DATE
October 7, 2026

PROPERTY ADDRESS/LOCATION
12895 Marian Drive
PIN: 22-33-113-011-0000

BRIEF SUMMARY OF REQUEST

The applicant, Scott Peffer, is requesting a variation from Section 17.06.030 and Table 17-06-02 of the Lemont Unified Development Ordinance (UDO) to allow a swimming pool within the side yard of his residence located at 12895 Marian Drive. The UDO allows swimming pools as accessory structures within the rear yard only. The applicant proposes to locate the pool partially within the side yard.

The subject property is an irregularly shaped lot located at the terminus of Marian Drive. An existing drainage easement occupies a significant portion of the rear yard, limiting the area available for installation of a swimming pool in accordance with the rear-yard location requirement. The proposed pool would instead be located along the southeast side of the existing residence, outside of the drainage easement. The applicant has indicated that the pool would remain within the property boundaries and outside of all easements.

The proposed location provides sufficient area to accommodate the pool while maintaining the otherwise applicable setback requirements. The requested variation is therefore limited to the required yard location of the swimming pool; no variation from the applicable side-yard setback is requested.



MAP SOURCE: Lemont GIS & ESRI

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTION	SIZE OF PROPERTY
R-4, Single-Family Detached Residential District	Single-Family Residence	The subject property is surrounded by Village of Lemont R-4 zoning with existing detached single family homes.	Variance to allow a swimming pool in the side yard.	17,290 square-feet

PROPERTY HISTORY

The subject property is a detached single-family home located at the terminus of Marian Drive within the Keepataw Trails Subdivision. The property is an irregularly shaped lot containing approximately 17,290 square feet. The current owners acquired the property in March 2020.

The property is improved with an existing two-story residence, attached garage, driveway, deck and other residential improvements. A drainage easement extends through a significant portion of the rear yard.

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The subject property is within the Infill Residential (INF) future land use designation.	The proposed swimming pool meets all requirements of the UDO except the location in the side yard.

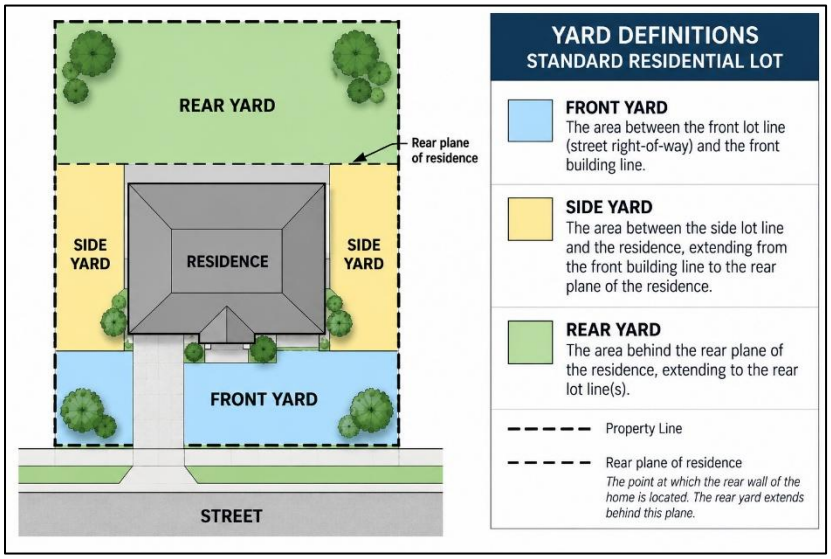
ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Variance Criteria Worksheet
4. Grading Plan

Attachment 1 – Staff Analysis – 12895 Marian Drive Variation

Comprehensive Plan. The Lemont 2030 Comprehensive Plan identifies the subject site as Infill Residential (INF). Variations are not specifically addressed in the plan, but the Comprehensive Plan encourages investment in existing homes and properties.

General Analysis.



Swimming pools are permitted accessory structures in residential zoning districts but are required to be located within the rear yard pursuant to Section 17.06.030 and Table 17-06-02 of the Unified Development Ordinance (UDO). The subject property contains an existing drainage easement within a significant portion of the rear yard, limiting the area available for installation of a swimming pool in the location otherwise permitted by the UDO. The subject property contains an existing drainage easement within a significant portion of the rear yard, limiting the area available for installation of a swimming pool in the location otherwise permitted by the UDO. Based on consultation with the Village Engineer, the drainage conditions within the easement preclude placement of the proposed pool within that area.

The applicant is requesting a variation to allow the proposed swimming pool to extend into the side yard:

Code Section	UDO Requirement	Proposal
§17.06.030 and Table 17-06-02	Swimming pools are permitted within the rear yard.	To allow a swimming pool within a side yard for a residential home.

The subject property is an irregularly shaped lot containing approximately 17,290 square feet and located at the terminus of Marian Drive. The existing residence and drainage easement limit the usable area within the rear yard for placement of the proposed pool.

The proposed pool would be located along the southeast side of the residence, outside of the drainage easement. The proposed location meets the otherwise applicable setback requirements; therefore, no variation from the required setbacks is requested. The relief is limited to the requirement that the swimming pool be located within the rear yard.

The proposed pool location also provides separation from neighboring residences due to the configuration of the subject property and surrounding lots. The applicant has stated that the pool and associated improvements will remain within the property boundaries and outside of existing easements.

STANDARDS FOR VARIATIONS

Per §17.04.150(D)(1) of the Unified Development Ordinance (UDO), the Planning & Zoning Commission shall consider the standards for granting a variation. Information provided by the applicant, along with the submitted plans, is summarized below in relation to the requested variation.

1. **Harmony with the General Purpose and Intent of the UDO**

(§17.04.150(D)(1)(a))

The UDO permits swimming pools as accessory structures within the rear yard of residential properties. The proposed pool would be located within the side yard due to an existing drainage easement that limits the area available for a pool within the rear yard. The proposed location remains within the subject property, outside of the drainage easement, and complies with the otherwise applicable setback requirements. The requested variation is limited to the required yard location of the pool and is generally consistent with the purpose and intent of the UDO standards governing residential accessory structures.

2. **Unique Circumstances and Practical Difficulties**

(§17.04.150(D)(1)(b) and §17.04.150(D)(2)(a))

The subject property is an irregularly shaped lot located at the terminus of Marian Drive. A drainage easement occupies a significant portion of the rear yard, limiting the area available for placement of a swimming pool within the rear yard as required by the UDO. The practical difficulty results from the location and extent of the existing drainage easement rather than the size of the property or a request to reduce required setbacks. The proposed side-yard location provides sufficient area for the pool while allowing it to remain outside of the drainage easement and comply with the otherwise applicable setback requirements.

3. **Conditions Not Generally Found on Other Properties in the Same Zoning District**

(§17.04.150(D)(2)(b))

The requested variation is based on the location and extent of the existing drainage easement within the rear yard, together with the configuration of the subject property and existing residence. These conditions limit the usable rear-yard area available for a swimming pool and are specific to the subject property. The applicant states that the rear-yard drainage easement is not a condition generally found on other properties within the same zoning district.

4. **Hardship Not Self-Created**

(§17.04.150(D)(2)(c))

The existing lot configuration, residence, and drainage easement were established prior to the current request for a swimming pool. The requested variation results from these existing site conditions and the UDO requirement that swimming pools be located within the rear yard. The circumstances giving rise to the request were not created for the purpose of obtaining zoning relief.

5. **No Detriment to Adjacent Property or the Character of the Locality**

(§17.04.150(D)(1)(c) and §17.04.150(D)(2)(d))

The proposed pool would be located along the southeast side of the existing residence and would maintain the otherwise applicable setback requirements. Due to the configuration of the subject property and surrounding lots, the proposed location also provides separation from neighboring residences. The applicant has indicated that the pool will remain entirely within the property boundaries and outside of existing easements. The requested variation is not expected to adversely affect adjacent properties or alter the residential character of the locality.

6. **Public Health, Safety, and Welfare**

(§17.04.150(D)(2)(e))

The requested variation is not expected to impair public health, safety, comfort, morals, or welfare. The proposed pool would remain outside of the identified drainage easement and comply with the otherwise applicable setback requirements. The pool and associated improvements will remain subject to applicable building permit, zoning, and other Village requirements prior to construction.

The Variation Criteria response provided by the Applicant can be found in the attachments. The Applicant explains that the rear yard is occupied by a drainage easement that prevents placement of the proposed pool within the area permitted by the UDO. The Applicant therefore proposes to locate the pool along the side of the residence, outside of the easement. The Applicant states that this condition is unique to the property and that the

proposed location would not create a hardship for surrounding properties or affect public safety, street congestion, or access to light and air.

CONCLUSION

The requested variation would allow construction of a swimming pool within the side yard of the property at 12895 Marian Drive. Section 17.06.030 and Table 17-06-02 of the UDO permit swimming pools within rear yards; therefore, relief is required for the proposed location.

The subject property contains an existing drainage easement within a significant portion of the rear yard, limiting the area available for placement of the pool in accordance with the UDO. The proposed side-yard location allows the pool to remain outside of the easement while maintaining the otherwise applicable setback requirements. The variation does not include a request for reduced setbacks.

The applicant has submitted materials addressing the standards for variations, including a written explanation of the property constraints and justification for the request. These materials are presented for consideration by the Planning and Zoning Commission under the procedures set forth in UDO Section 17.04.150.D.

Attachment 2 - Site Photographs



Figure 1: Aerial view of subject property highlighted in orange – Cook County Oblique Aerials dated 3/9/2026



Figure 2: Front view of home at 12895 Marian Drive

Description of Request

Size of the Subject Property*

Land square footage 17290

Brief Description of the Variation*

We would like to install a pool on our property. The rear of our property is contained in a drainage easement. Therefore, installing a pool there is not permited. So, we would like to install the pool on the side of the house, making it not entirely in the rear of the property.

Variation Criteria Worksheet

Unified Development Ordinance (UDO) Section 17.04.150.D.1 establishes the criteria that all applications for variations must meet. In addition, Section 17.04.150.D.2 of the Unified Development Ordinance requires that the Planning & Zoning Commission or Zoning Hearing Officer take the following conditions into consideration when determining whether a request qualifies for a variation. You may want to consider the following in your variation request:

- The particular physical surroundings, shape, or topographical condition of the specific property involved results in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations of the Unified Development Ordinance were fulfilled;
- The conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
- The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
- The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the subject property is located; and
- The variation will not impair an adequate supply of light and air to adjacent properties, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Please describe below how your variation request meets the criteria of UDO Section 17.04.150.D.1.

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

We are unable to follow the strict guideline of the village requirements due to an easement in the rear of the property. This is a unique circumstance to our property. By allowing the variance for the pool to go on the side of the house, no hardship to surrounding properties would occur, nor would public safety be at risk. In addition, congestion on public streets, and the supply of light/air to adjacent properties would not be impacted in anyway by granting this variation.

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

The back of our property is consumed by a drainage easement, which is not common in other properties within the same zoning district, making it an unusual and unique condition.

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

The pool we are looking to install will be entirely contained within our property limits and not extend in to any easements if permitted where we would like it to go.

DETAILED POOL GRADING PLAN

LOT 11 IN KEEPATAW TRAILS, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

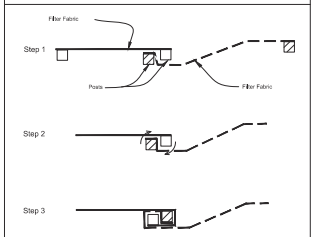
LEGEND FOR OBJECTS

EXISTING		PROPOSED
	SANITARY SEWER	
	STORM SEWER	
	CATCH BASIN	
	OPEN LID MANHOLE	
	CLOSED LID MANHOLE	
	INLET	
W	WATER MAIN	W
	VALVE	
	HYDRANT	
	FLARED END	
	STREET LIGHT	
	UTILITY POLE	
B	B-BOX	B
	RETAINING WALL	
	SILT FENCE	
701	CONTOUR	701
X	FENCE	X
	100-YEAR OVERFLOW PATH	
	STORM STRUCTURE W/ INLET PROTECTION	
	EX. TREE TO BE REMOVED	

LEGEND FOR SURVEY LINES

- FOUND IRON ROD
- FOUND IRON PIPE
- 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

SILT FENCE PLAN

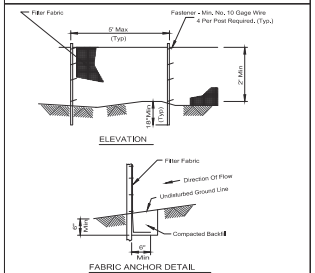


ATTACHING TWO SILT FENCES

NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flap.

REFERENCE			STANDARD DWG. NO.
Project			IL-420(W)
Designed	Date		
Checked	Date		SHEET 2 OF 2
Approved	Date		DATE 1-JAN-01

SILT FENCE PLAN



NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2. Class with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

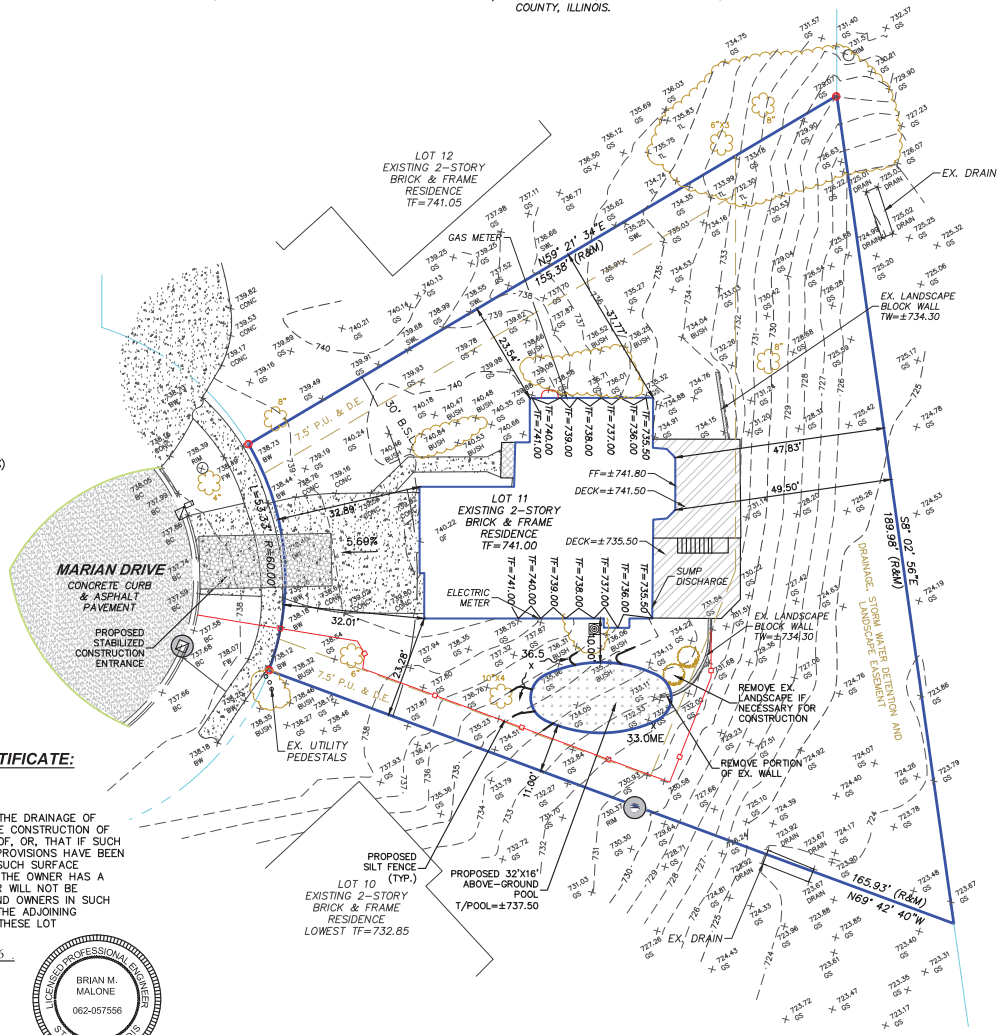
REFERENCE			STANDARD DWG. NO.
Project			IL-420
Designed	Date		
Checked	Date		SHEET 1 OF 2
Approved	Date		DATE 1-JAN-01

LOT COVERAGE

LOT AREA	= 17,289 SF
EX. BUILDING AREA	= 2,266 (XX.XX%)
EX. CONCRETE	= 941 SF
EX. DECK	= 723 SF
EX. WALLS	= 24 SF
EX. COVERED PORCH	= 25 SF
TOTAL COVERAGE	= 3,979 SF (23.01%)

REAR-YARD COVERAGE

REAR YARD AREA	= 5,269 SF
REAR YARD COVERAGE	= 0 SF



SURFACE WATER DRAINAGE CERTIFICATE:

STATE OF ILLINOIS } S.S.
COUNTY OF WILL }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS 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 WATER WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED THIS 18th DAY OF AUGUST, 2026.

ENGINEER

ILLINOIS PROFESSIONAL ENGINEER
BRIAN M. MALONE
062-057556
STATE OF ILLINOIS

EXP: 11/30/27

ABBREVIATIONS:

P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
N.F.	NO FENCE
N.A.	NO ACCESS
L.C.	LANDCAPE COVENANT
B.S.L.	BUILDING SETBACK LINE
TF	TOP OF FOUNDATION
GF	GARAGE FLOOR
LO	LOOK OUT
WO	WALK OUT
WW	WINDOW WELL
DS	DOWN SPOUT
BL	BRICK LEDGE
SP	SUMP PUMP
TL	TREE LINE

XXX.XXTC	TOP OF CURB ELEVATION
XXX.XME	MATCH EXISTING ELEVATION
(XX.X)	EXISTING SPOT GRADE PER APPROVED ENGINEERING PLANS
XXX.XX / XX	EX. AS-BUILT GRADE & DESCRIPTION
XXX.X	SPOT GRADE W/ FLOW DIRECTION

NOTE: ADD .700 TO ALL PROPOSED SPOT GRADES

PAVEMENT LEGEND

- PROPOSED PAVERS
- EXISTING PAVERS
- EXISTING DECK
- PROPOSED POOL
- PROPOSED CONCRETE
- EXISTING PORCH
- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE

NOTES:

EROSION CONTROL
TO BE APPLIED PER THE ILLINOIS URBAN MANUAL, LATEST EDITION. SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE SEDIMENT & EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED THROUGHOUT THE PROJECT & SHALL REMAIN IN PLACE UNTIL THE FINAL VEGETATED COVER HAS BEEN ESTABLISHED AND/OR PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ANY SEDIMENT & EROSION CONTROL MEASURES THAT ARE REMOVED, AS A RESULT OF ANY CONSTRUCTION ACTIVITIES, MUST BE PROPERLY REINSTALLED PRIOR TO THE END OF EACH DAY.

CONSTRUCTION ACCESS SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE AS IDENTIFIED ON THE APPROVED SITE/GRADING PLAN.

CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION TO DETERMINE IF ANY CONFLICTS EXIST, THE DESIGN ENGINEER MUST BE NOTIFIED PRIOR TO START OF CONSTRUCTION. EXISTING TOPOGRAPHIC INFORMATION WAS PERFORMED ON 07-22-26. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, CONTRACT, TITLE POLICY, ZONING ORDINANCE, ETC.

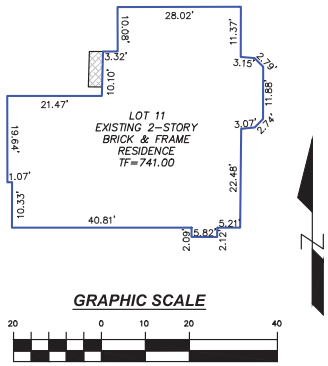
FOR UNDERGROUND UTILITY LOCATIONS AND PRIOR TO ANY CONSTRUCTION, CONTACT J.U.L.I.E., TOLL FREE 1-800-892-0123.

THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED TO THE EXISTING CONDITION ONCE THE CONSTRUCTION HAS BEEN COMPLETED. ANY DAMAGE TO THE ROAD, DRIVEWAY, CURB, PARKWAY, OR SIDEWALK SHALL BE RESTORED, AT THE PERMITTEE'S COST, IN A TIMELY MANNER.

SITE BENCHMARK:
TOP OF STORM STRUCTURE IN CURB NEAR EXTENSION OF SOUTHERN LINE OF LOT 11.

CLIENT:
LINDSEY PEFFER

BUILDING DIMENSIONS:



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 ft.

LOT 11 ~ KEEPATAW TRAILS

12895 MARIAN PARKWAY
LEMONT, ILLINOIS

DETAILED POOL GRADING PLAN

DRAWN BY: MEK	CHECKED BY: BMM
SCALE: 1"=20'	DATE: 08/18/26
JOB NUMBER: 26-170	SHEET: 1 OF 1

#	DATE	DESCRIPTION

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

Village of Lemont
Planning and Zoning Commission
Regular Meeting of October 7, 2026

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, October 7, 2026, in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

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

B. Verify Quorum

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

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

C. Approval of Minutes

Commissioner Cunningham made a motion, seconded by Commissioner O'Connor to approve the minutes from the regular meeting of September 2, 2026, with no changes. A roll call vote was taken:
Ayes: Cunningham, O'Connor, Zolecki
Nays: None
Abstain: Studebaker
Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Studebaker thanked everyone for coming and asked anyone who was planning on speaking this evening to please stand and raise his/her right hand. He then administered the oath.

III. PUBLIC HEARING

A. 2026-10 – 12895 MARIAN DRIVE VARIATION

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

Commissioner Cunningham made a motion, seconded by Commissioner Zolecki to open the public hearing for Case #2026-10. A roll call vote was taken:
Ayes: Cunningham, Zolecki, O'Connor, Studebaker
Nays: None
Motion passed

Chairman Studebaker asked staff to provide an overview.

Staff Presentation

Jamie Tate, Consulting Planner, said this is a request for a variation to allow a pool in a side yard. The applicants and property owners live at 12895 Marian Drive. They are requesting to allow a swimming pool in the side yard when the UDO requires it to be in the rear yard only. The lot is an irregularly shaped lot and is located at the terminus of Marion Drive. There is an existing drainage easement that takes up a significant portion of the rear yard. It does limit the area for the installation of the swimming pool that the UDO requires to be in the rear yard. The pool would be located on the southeast side of the existing residence, and that is outside the drainage easement. The applicant has indicated that the pool will meet all the other requirements of the UDO. It will meet all the setbacks, and there is sufficient area on that side to allow for the pool to be located.

The property is located in the R-4 zoning district and is surrounded by R-4. The lot is 17,290 square feet, which is a large lot in the R-4 district. It is currently improved with an existing two-story residence, a detached garage, driveway, deck, and other residential improvements. Again, the rear drainage easement takes up a significant portion of their large lot. Swimming pools are permitted as accessory structures, and that is in the rear yard only. She did consult with the Village Engineer on the project, and he took a look at the site and determined that the drainage conditions within that easement do not allow for them to locate the pool in that easement. Sometimes the Village Engineer does give sign-off for certain structures to be located in easements, but he determined that nothing can be located there. The side yard setback is 11 feet, and the code requires seven and a half feet from any property line.

Mrs. Tate stated she did look at the variation standards. In this situation, the lot is unique in the fact that it has the very large drainage easement. The lot is pie-shaped and has a large square footage, but it cannot necessarily be used. There are not many pie-shaped lots that have that large of an easement in the back of the property. The hardship has not been self-created, and it did exist when they purchased the property. The last standard is whether it impairs the public health, safety, and welfare, which has not been determined to be an issue. The applicant did provide criteria responses stating that the proposed pool along the side of the residence will be outside of the easement. They state that their condition is unique to the property, and that it would not create a hardship for any surrounding properties or affect public safety, street congestion, or access to light and air, which are all stated in the variation criteria.

In conclusion, the requested variation would allow the construction of the pool in the side yard. The property does contain an existing drainage easement, which is the reason for the location of the pool. The pool would be located outside of the easement but still meet all the other UDO requirements. Anything that has to do with fencing would be verified through the building permit process. This concludes staff's presentation.

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

Applicant Presentation

Lindsay Peffer said she appreciates the Commission being here this evening and for staff's presentation. The property is very unique in that they could not put a pool in the backyard where they would like to have it. Her family is a family of five. They are expanding and growing, and they would love nothing more than to have a pool for their kids and family. They are trying to work through the Village requirements and the least amount of noise they could make. The intention is that although it would be in the side yard, they would have a full privacy fence around the area as well. It would not be visible from the street, because they do not want to cause any concern.

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

Public Comment

Andy Sarussi stated he has three concerns. There are drainage issues that have been going on for years. He has lived here for 19 years. His other concern is safety. There have been issues with young kids that like to ride their ATVs through there. The last concern is just the aesthetic of the area. The whole subdivision does not have fences. They will be adding a fence right next to their property. It will run along the whole side of his property. These three items are his concerns.

Commissioner Cunningham asked if there was a height requirement in the code for the fence.

Mr. Sarussi asked what the height of the fence would be.

Mrs. Jones said everything with swimming pools is regulated by the State. She believes it is five feet. There are all these restrictions and rules that have to be verified through the building permit process.

Mrs. Peffer stated she did get quotes for a six-foot fence.

Mr. Sarussi asked how far the fence would be from the property line.

Commissioner Zolecki said most likely it would be on the property line. His concern is that the fence will be in the front yard.

Mrs. Jones stated the front yard starts at the front of the house. There is plenty of room on that side.

Chairman Studebaker asked if the engineer requested that they move the pool to the west.

Mrs. Joes said she asked him if a pool could be in that easement. He most likely would not review this because it is outside of the easement. Sometimes the engineer might approve sheds or walkways in easements. It depends on what is located there and what the grading is like. For this, he stated no it could not be located there.

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

Commissioner Zolecki made a motion, seconded by Commissioner O'Connor to close the public hearing for Case 2026-10. A roll call vote was taken:
Ayes: Zolecki, O'Connor, Cunningham, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Chairman Studebaker asked if there were any further questions or comments from the Commission. None responded. He then called for a motion for a recommendation.

Plan Commission Recommendation

Commissioner Zolecki made a motion, seconded by Commissioner O'Connor to recommend to the Mayor and Board of Trustees approval of Case 2026-10 – 12895 Marian Drive variation. A roll call vote was taken:
Ayes: Zolecki, O'Connor, Cunningham, Studebaker
Nays: None
Motion passed

Commissioner Cunningham made a motion, seconded by Commissioner Zolecki to authorize the Chairman to approve the Findings of Fact for Case 2026-10 as prepared by staff. A roll call vote was taken:
Ayes: Cunningham, Zolecki, O'Connor, Studebaker
Nays: None
Motion passed

Minutes prepared by Peggy Billig

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 2026-09 LFPD Station 1 Rezoning
DATE: October 19, 2026

SUMMARY/BACKGROUND

The Village of Lemont, petitioning on behalf of the Lemont Fire Protection District, is requesting rezoning of the approximately 5.566-acre property at 15900 W. New Avenue from the B-3 Arterial Commercial District to the D-D Downtown District.

Fire Station No. 1 is relocating to the new facility currently under construction on 127th Street, and the subject property may become available for future redevelopment. The proposed rezoning would align the property's zoning classification with the Mixed Use future land use designation in the Lemont 2030 Comprehensive Plan and the surrounding Downtown zoning framework. No specific redevelopment proposal is associated with the request.

ANALYSIS

Comprehensive Plan

The subject property's future land use is Mixed Use (MU) in the Lemont 2030 Comprehensive Plan. The rezoning is in agreement with the Comprehensive Plan.

Planning & Zoning Commission

The Planning & Zoning Commission conducted a public hearing on October 7, 2026. Several neighboring property owners and residents provided public comments regarding the proposed rezoning, including questions and concerns about potential future uses, compatibility with surrounding residential properties, drainage and flooding, traffic, noise, historic and natural features, and potential impacts on adjacent property values. Several residents also questioned the timing of the rezoning in the absence of a specific redevelopment proposal.

During the hearing, staff explained that the proposed rezoning would establish the D-D Downtown District as the underlying zoning classification but would not approve a specific redevelopment plan. Due to the size of the property, future redevelopment involving new construction would require a separate Planned Unit Development (PUD) review and approval process. This process would provide an opportunity for public review of a specific development proposal, including site layout, building design, access, parking, and other applicable development requirements.

The Fire District confirmed that there is no current redevelopment proposal or prospective purchaser for the property.

Following the public hearing, the PZC voted unanimously (4-0) to recommend approval of the rezoning from B-3 Arterial Commercial District to D-D Downtown District. The draft PZC minutes are provided in the attachments.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Staff recommends discussion of the item.

BOARD ACTION REQUESTED
A motion to discuss the item.

ATTACHMENTS
PZC Staff Memo, Analysis and Attachments for Case 2026-09
Lemont Zoning Map of Subject Property
Draft PZC Minutes Excerpt

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

CASE NUMBER & NAME	**APPLICANT & PROPERTY OWNERS**
2026-09 LFPD Station 1 Rezoning	Village of Lemont & Lemont Fire Protection District
DATE	**PROPERTY ADDRESS/LOCATION**
October 7, 2026	15900 New Avenue

BRIEF SUMMARY OF REQUEST

The Village of Lemont, petitioning on behalf of the property owner, is requesting rezoning of the approximately 5.566-acre property located at 15900 W. New Avenue from the B-3 Arterial Commercial District to the D-D Downtown District. The property is currently developed with Lemont Fire Protection District Fire Station No. 1.

Fire Station No. 1 is being relocated to a new facility, and the subject property may eventually be redeveloped following relocation. The proposed rezoning would establish the D-D Downtown District as the underlying zoning classification for the property in advance of possible future redevelopment. No specific redevelopment proposal is associated with the rezoning request. The rezoning is an opportunity to align the future land use of the Comprehensive Plan with the Village's most appropriate zoning district.



Source: Village of Lemont GIS – Approximate boundary shown in RED.

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
Village of Lemont B-3, Arterial Commercial District	Lemont Fire Protection District Station #1	**North**: R-4, D-D, B-3 and M-1 / Existing detached single-family homes & Kallemeyn Collision & Multi-tenant office building **South**: R-4A / Detached Single-Family homes **East**: D-D, Downtown District / Englewood Commercial Construction **West**: R-4 / Detached single-family homes	Rezoning from B-3 to D-D	5.66-acres

PROPERTY HISTORY

The 5.566-acre subject property is currently zoned B-3, Arterial Commercial District developed with the Lemont Fire Protection District's Station 1. Prior to the establishment of the D-D, Downtown District, much of the area in the Downtown was zoned with a B (commercial) zoning district. Station 1 was not rezoned likely due to the existing governmental/public use.

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The Lemont 2030 Comprehensive Plan identifies the subject property as Mixed Use. The proposed rezoning to the D-D Downtown District is consistent with the Mixed Use future land use designation and will better align the zoning of the property with its anticipated future redevelopment.	The proposed rezoning is consistent with the Village's Unified Development Ordinance.

CONCLUSION / RECOMMENDATION

The proposed rezoning from B-3 Arterial Commercial District to D-D Downtown District is consistent with the Mixed Use future land use designation of the Lemont 2030 Comprehensive Plan and establishes an appropriate zoning framework for [likely] future redevelopment of the property following relocation of Fire Station No. 1.

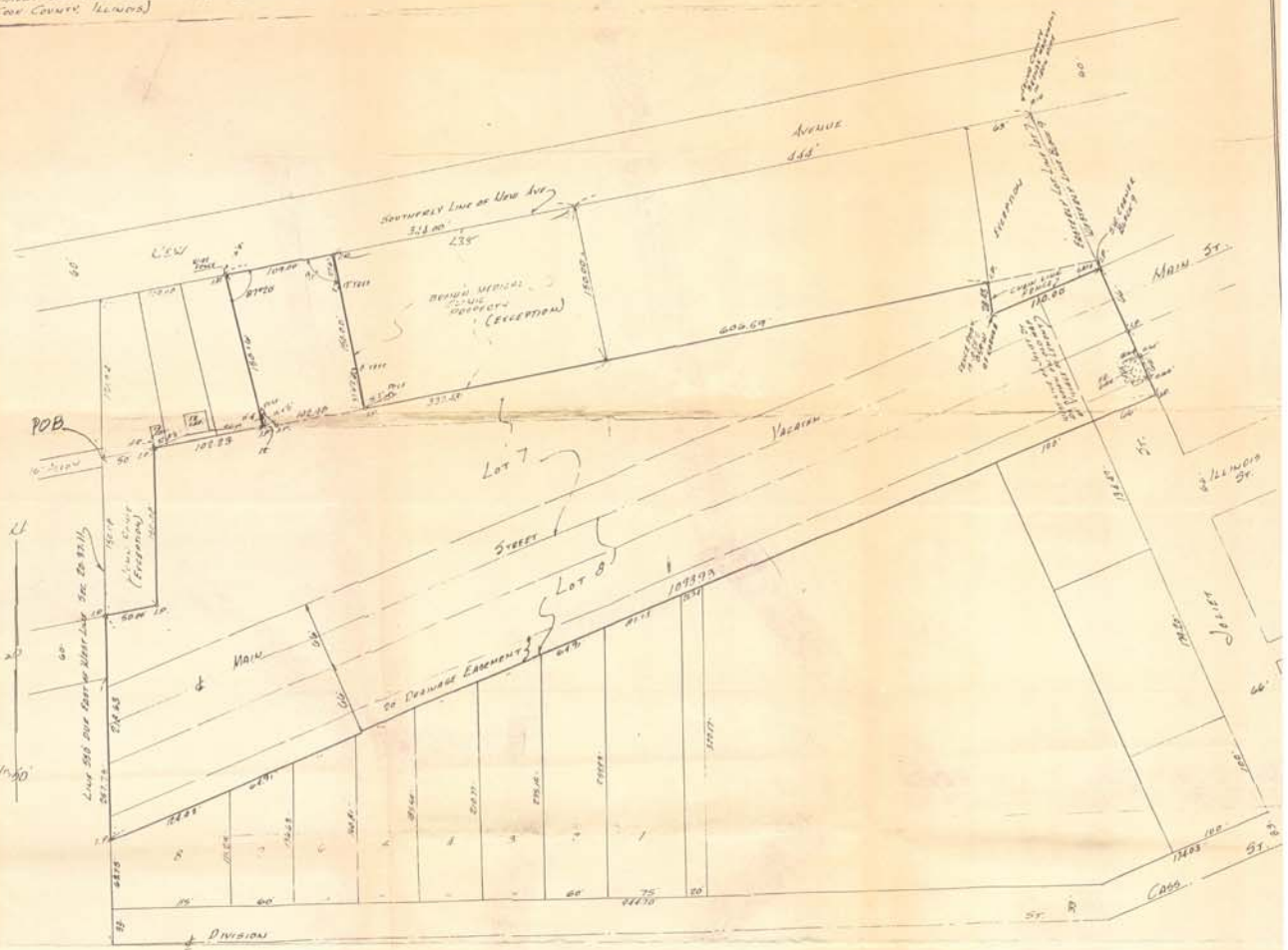
ATTACHMENTS

1. Zoning Map
2. Plat of Survey

PLAT OF SURVEY

PARCEL I:
Of that part of Lots 7 & 8 of County Clerks Division of Unsubdivided Lands in Section 20, Township 37 North, Range 11, East of the Third Principal Meridian described as follows:
Beginning at a point 330 feet due East of the West Line of Section 20 and 150 feet Southerly of the Southerly line of New Avenue, measured at right angles to said Southerly line of New Avenue; running thence Easterly along a line parallel and 150 feet Southerly of the Southerly line of New Avenue, measured at right angles to said Southerly line of New Avenue, to the East line of said Lot 7; thence Southerly along the East line of Lots 7 & 8 to a point on the East line of said Lot 8, which is 66 feet Southerly of the South line of Main Street; thence Westerly parallel to the South line of Main Street extended and 66 feet distant from said Southerly line of Main St. and Main St. extended, measured at right angles thereto to a line 330 feet East of the West line of Section 20; thence Northerly along last described line to the Point of Beginning (EXCEPTING THAT PART OF THE AFORESAID FALLING WITHIN THE LAND DESCRIBED AS FOLLOWS: THAT PART OF Lot 7 BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF NEW AVE. WITH THE WEST LINE OF BLOCK 9 OF ORIGINAL VILLAGE OF LEMONT; THENCE SOUTHEAST ALONG SAID WEST LINE OF BLOCK 9 TO THE SOUTHWEST CORNER OF SAID BLOCK 9; THENCE WESTERLY ALONG A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE, 110 FEET; THENCE NORTHERLY TO A POINT ON THE SOUTH LINE OF NEW AVE., WHICH POINT IS 63 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY TO THE POINT OF BEGINNING AND EXCEPTING THEREFROM THAT PART HERETOFORE CONVEYED TO PAUL POWERS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 330 FEET DUE EAST OF THE WEST LINE OF SECTION 20 AND 150 FEET SOUTHERLY OF THE SOUTHERLY LINE OF NEW AVENUE, MEASURED AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF NEW AVENUE; RUNNING THENCE SOUTHERLY ALONG A LINE PARALLEL TO AND 330 FEET DUE EAST OF SAID WEST LINE OF SECTION 20, A DISTANCE OF 180.85 FEET; THENCE EASTERLY ALONG A LINE PARALLEL TO THE SAID SOUTHERLY LINE OF NEW AVENUE, A DISTANCE OF 150.85 FEET; THENCE WESTERLY ALONG A LINE PARALLEL TO SAID WEST LINE OF SECTION 20, A DISTANCE OF 150.85 FEET; THENCE WESTERLY ALONG A LINE PARALLEL TO AND 150 FEET SOUTHERLY OF THE SOUTHERLY LINE OF NEW AVENUE, MEASURED AT RIGHT ANGLES TO SAID SOUTHERLY LINE A DISTANCE OF 80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL II:
Beginning at a point on the Southerly line of New Avenue, 363 feet distant (as measured along said Southerly line of New Avenue) from the East line of said Lot 7; thence Westerly along said Southerly line of New Avenue, 363 feet; thence on a line forming an angle of 87°30' Southeasterly from said Southerly line of New Avenue 150.16 feet to a point on a line 150 feet distant (measured at right angles thereto) and parallel to the Southerly line of New Avenue; thence Easterly along a line parallel and 150 feet Southerly of the Southerly line of New Avenue (measured at right angles to said Southerly line of New Avenue) 397.48 feet; thence Northerly to the Point of Beginning, (EXCEPTING THEREFROM THAT PART CONVEYED TO BROWN MEDICAL CLINIC BUILDING CORPORATION BY WARRANTY DEED RECORDED NOV. 30 1962 AS DOCUMENT No. 20302314, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF NEW AVENUE 888 FEET DISTANT (AS MEASURED ALONG SAID SOUTHERLY LINE OF NEW AVE.) FROM THE EAST LINE OF SAID LOT 7; THENCE WESTERLY ALONG A LINE THAT IS PARALLEL TO AND 150 FEET THENCE SOUTHERLY ALONG A LINE MEASURED AT RIGHT ANGLES TO THE SAID SOUTHERLY LINE OF NEW AVENUE, A DISTANCE OF 150 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF NEW AVENUE 235 FEET; DISTANT FROM THE SAID SOUTHERLY LINE OF NEW AVENUE, A DISTANCE OF 235 FEET; THENCE NORTHERLY ALONG A LINE MEASURED TO THE SAID SOUTHERLY LINE OF NEW AVENUE, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS)



State of Illinois } ss.
County of Cook }

I, Kenneth F. Schomig, an Illinois Registered Land Surveyor, do hereby certify that I have surveyed the property described in the caption to the plat hereon drawn and that the said plat is a true and correct representation of the same. All dimensions are in feet and decimal parts of a foot and are corrected to a temperature of 68° F.

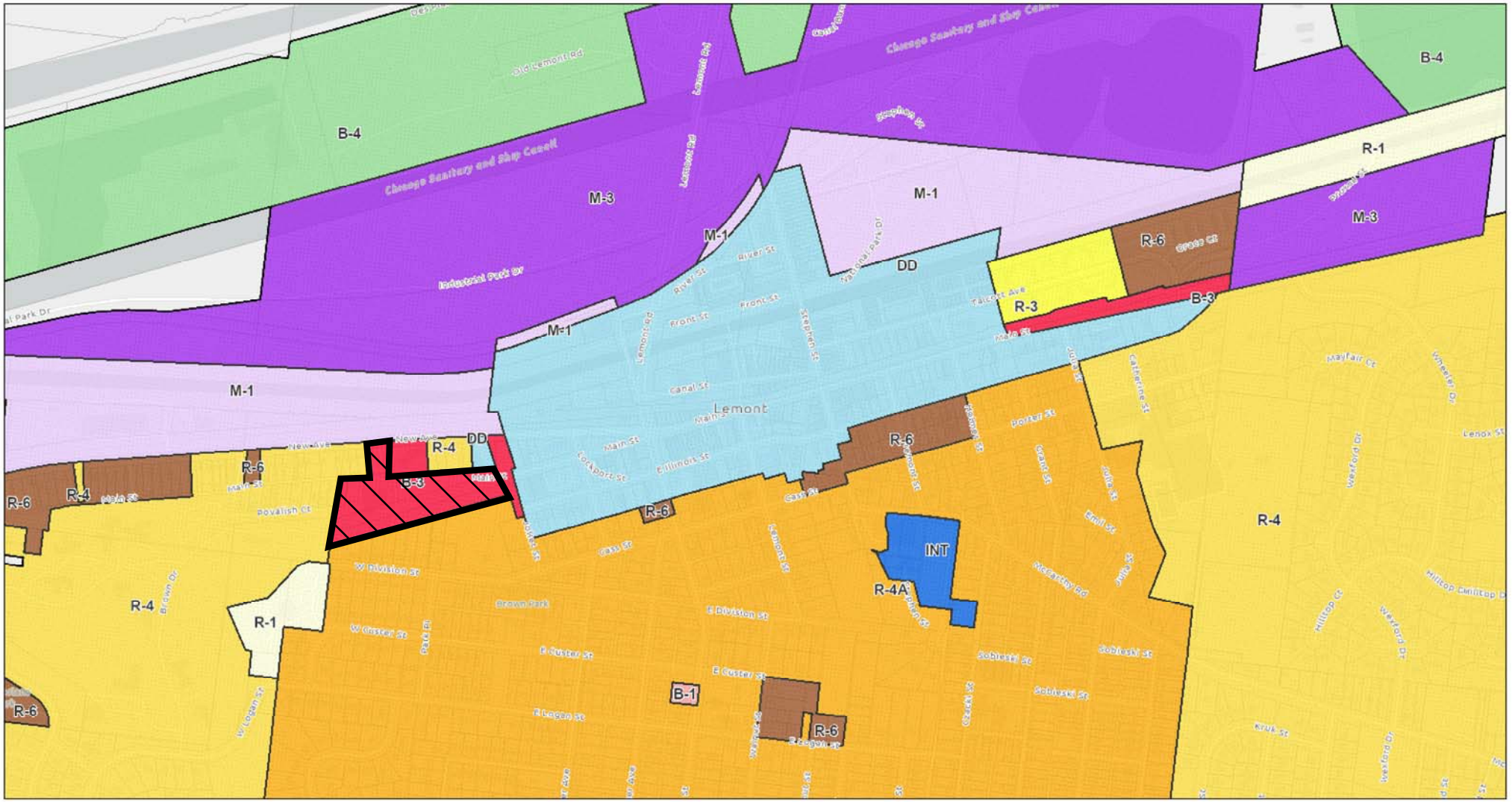
Summit, Ill.
Jan. 26, 1976

Kenneth F. Schomig
Registered Illinois Land Surveyor
Certificate No. 1880

Lemont Fire Protection District
416 Main St.
Lemont, Illinois 60439

Zoning map for LFPD Station 1 Rezoning

subject property



10/2/2026, 8:36:50 PM

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0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

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

Zoning map for LFPD Station 1 Rezoning

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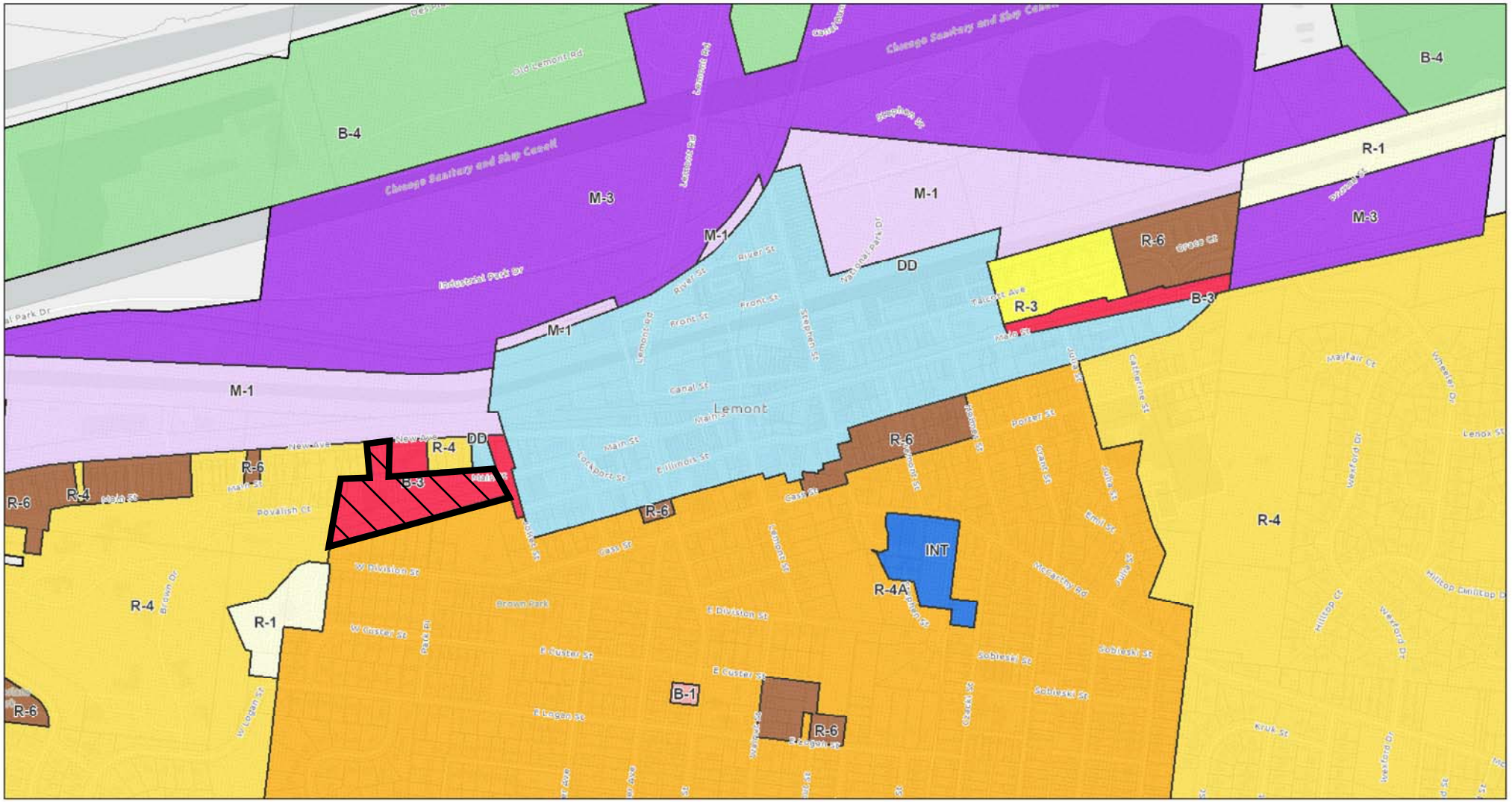

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Village of Lemont
Planning and Zoning Commission
Regular Meeting of October 7, 2026

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, October 7, 2026, in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

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

B. Verify Quorum

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

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

C. Approval of Minutes

Commissioner Cunningham made a motion, seconded by Commissioner O'Connor to approve the minutes from the regular meeting of September 2, 2026, with no changes. A roll call vote was taken:
Ayes: Cunningham, O'Connor, Zolecki
Nays: None
Abstain: Studebaker
Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Studebaker thanked everyone for coming and asked anyone who was planning on speaking this evening to please stand and raise his/her right hand. He then administered the oath.

III. PUBLIC HEARING

A. CASE 2026-09 – LFPD STATION 1 REZONING

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

Commissioner Zolecki made a motion, seconded by Commissioner Cunningham to open the public hearing for Case #2026-09. A roll call vote was taken:
Ayes: Zolecki, Cunningham, O'Connor, Studebaker
Nays: None
Motion passed

Chairman Studebaker asked staff to provide an overview.

Staff Presentation

Mrs. Tate stated the Village of Lemont has requested rezoning of the existing fire station property, Station 1. The property is located at 15900 West New Avenue and is 5.566 acres. The request is to rezone from B-3 Arterial Commercial district to the Village's DD Downtown district. The property is currently developed with the existing Fire Station 1 which eventually will be relocated to its new facility that is currently under construction on 127th Street. The proposed rezoning would establish the Downtown district as the underlying zoning classification and would advance possible future redevelopment. There is no specific redevelopment proposal associated with the rezoning request. It is an opportunity to align the Future Land Use with the Comprehensive Plan.

The Future Land Use in the Comprehensive Plan does identify this property as mixed use. The property is currently zoned B-3. Prior to the establishment of the Downtown district, this was the zoning that was found which is dated from August 3, 2005. The fire station property was left out of the downtown rezoning, most likely because it was an established public use. The Comprehensive Plan Future Land Use identified it as potentially redeveloping, but when it was rezoned, it just maintained the B-3 zoning district. On August 3, 2005, the Village's Zoning Board of Appeal approved the Downtown district's code that they currently have, and also the rezoning of all those properties to the downtown district. The Village Board then approved the map and the zoning ordinance on August 12, 2005. They are looking to bring the Comprehensive Plan and the underlying zoning district in line with each other in anticipation of the future. This concludes staff's presentation.

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

Public Comment

Victor Fischer said he was here on behalf of the Lemont VFW. They are in the process of improving the exterior of the VFW building. It is his understanding that they are

under the jurisdiction of the Historical Committee, so they have to go through them for anything they do. He asked if this is going to affect their building in any way.

Chairman Studebaker stated no.

Michael Blair stated he has lived on New Avenue for over 40 years. He has experienced everything that everyone else has experienced down there regarding the hydrology. There has been significant remediation done after that 1996 horrible memory of all that rain. They have not had any kind of issues since. He personally likes being close to the fire department and will miss it. He is very optimistic about the opportunity that exists here. As an artist, he sees a blank canvas, and it is an incredible opportunity, so he is looking at it very positively. His concern is the architectural integration with his neighborhood. His area is commonly 19th-century workers' cottages, and their homes are well-maintained. It has a postcard look, which everyone agrees is a nice thing to have. He would emphasize that the integration is very important to keep in mind.

His other concern is that he has a completely renovated home with a carefully preserved 19th-century Lemont limestone root cellar, which transitions into his crawl space. He is concerned about keeping that intact with ground vibration. He is not sure if it is a legitimate concern, because he does not have any background in that field. He is also concerned about the beautiful bluff and does not want to shake up the foundation of the bluff as well.

Adam Zmarzlinski said he lives right behind the fire station. He asked what it means that it will be mixed-use. He does not want a bar behind his house due to the noise it would generate. He asked how this would affect his property taxes. He asked if the property value would go up. He asked if the Village Engineer made any comments regarding the construction and the proximity of the train tracks in the area. He has environmental and cleanliness concerns regarding sewage, water, and trash. There is a large area right next to the heliport that takes in a great deal of water, and there is a creek right behind the fire station, so there are concerns about more flooding. He would ask that they table the vote until there is a much more detailed plan for the area.

Megan Gasca stated she is also right behind the current fire station. She asked if they could postpone any rezoning consideration until there is a more final plan. She did some research about some ideas that could be utilized for this space. She was not a fan of a lot of them. There was a hotel that was mentioned and a rock wall. She would not want either of them in her backyard or in a residential area where they moved to raise her children. They did not move here to have the noise that generally comes with the Downtown district for those late nights, and let alone those activities. Her children have

personally become lovers of seeing the wildlife in the area. She would love to see this reconsidered when there is a more final plan.

Commissioner Zolecki asked if, with the Downtown district, this area would qualify for a planned unit development automatically.

Mrs. Tate said yes.

Commissioner Zolecki stated that any plan and all of its details would have to come through this Commission. A planned unit development is a kind of special designation, specific and customized to that development. It is something that gets triggered mandatory or sometimes voluntary done. There are no plans right now. They are voting on whether to allow or not allow a zoning change for future development that may be more in line with the 2030 Comprehensive Plan. Essentially, that PUD would have to spell out all the specific details that that one project would be required to meet versus zoning designations that have general kind of requirements. If those requirements are met and they do not deviate from any of them, they could go straight to building permit with no public forums for anyone to review or speak to. This specific development, by way of changing to the Downtown district, automatically is a mandatory PUD, which would come through this process.

Jason Berry, Community Development Director, said there are uses that are permitted in the zoning code. A B-3 zoning district would be, for example, Pete's Fresh Market, McDonald's, or a bank. The property could be sold and developed in that manner with no public input because of its zoning district. When he talked to the Fire Chief about changing the zoning district, he said that it would be making it more restrictive. It would make it more restrictive, but in service to the public. Any development over 10,000 square feet in size has to be a planned unit development. Anyone who received a letter in the mail today would get a letter in the mail should it be redeveloped.

The reason why they are doing this now is that the underlying zoning district is sending the wrong message. When Station One was rezoned as part of the planned unit development, the fire district agreed to rezone this property and work with the Village. With Station Two and Station Four coming in, they felt it was a good time for all the fire district cases to come in together. He is happy to hear that Ms. Gasca was a part of some of the public outreach that they have done. They put everything out there for those surveys, and then they start pulling back ones that do not work. He would not want to live 70 feet above a bar or a rock concert venue. A lot of people talk about the water, and the entire site is in a floodplain. That will significantly impact how and if the property is developed. There are some opportunities to do some neat ecologically sensitive

redevelopment there. He asked Chief Tasso how long they would still be there on New Avenue.

Fire Chief Tasso stated the new Station One is scheduled to be completed in November of 2027. A rough estimate would be that they will probably vacate the current Station One in January of 2028. To dispel any rumors, they have not entertained any sales, and nobody has approached him about potential buyers. When the Village asked to rezone the property, he had contacted their attorney to find out if they could do this and whether it would hurt them. He was happy when he saw that truck parking lots were not allowed in the Downtown district.

Chairman Studebaker said whatever is going to be coming before them, everyone will have a chance to review it in depth. There are a lot of people that love that wall and the preservation of it. It is beautiful and is a great feature of the Midwest.

Mr. Berry stated the property does abut the Downtown district. Regarding property taxes, the fire district does not pay property taxes. There are nearly six acres of property that could be developed that are not paying property taxes at this time. When you put that back on the tax rolls, there is more money going into the big pot of property taxes being collected. It is anybody's guess what the Cook County Assessor's Office is going to do. It is his understanding that this would be a net benefit to the community in general when you go from a tax-exempt property to a tax-creating property.

Mr. Zmarzlinski asked how the rezoning affects the adjacent properties. He asked whether his property value would go up.

Chairman Studebaker said it should put less pressure on the property taxes. However, for housing, you would have to talk to the assessor's office. They just reassessed everyone.

Ms. Gasca asked if the current zoning was in reference to the taxes to change from a tax-exempt to bringing in tax revenue. The current zoning is in line with Pete's Fresh Market and McDonald's.

Chairman Studebaker stated the current zoning would allow options to bring in tax revenue.

Commissioner Zolecki said the current zoning could bring in other tax revenue. However, it could bring in a lot of developments that would never come in front of this Commission or the public, and there would be no discussion. It would just go straight to building.

Mr. Berry stated the Cook County Assessor does not care what your zoning district is. They do not care what the address is of your property is. They care what your PIN number is, and they care how you use the property. If you are an institutional user, it could be in an M-3 industrial or in a residential district, and it would still be tax-exempt. Cook County's Assessor's office never uses the underlying zoning district as a basis for its assessed evaluation. It is always the actual use, and it can be seen on your tax bill. They classify properties as zero, one, two, three, four, five, six, seven, and eight. Each one of those classifications carries a different amount of assessed value, or a different amount of equalized assessed value that you are paying on the tax bill.

Mario Dominguez asked if the change to the Downtown district would affect the noise of the trains and the horns.

Chairman Studebaker said no.

Cheryl Wohead stated she is speaking on behalf of her mom, Nancy Thomas. She is part of the three homes that are in the middle of this Downtown designation. They are making everything around those homes part of the Downtown. She asked if there was anything for those homes.

Mr. Berry showed what is zoned B-3, DD, and R-4 on the overhead map. The only thing changing is the red B-3 zoning district on the map.

Ms. Wohead said she feels they are isolating these three homes.

Commissioner Zolecki stated the current zoning for the property is not residential zoning. As it sits today, it could have a commercial development.

Mr. Berry said the B-3 district would be considered the most intense commercial zoning district that would be right next to them.

Doris Leonard stated that where she is located, she has well water, which she is happy about since the price of water is going up. She understands that this is very preliminary, but she hopes that this would not change. Another concern with changing it to a Downtown district would be the increased traffic. She asked why they would not zone it as residential.

Mrs. Tate said just because it has a mixed-use designation does not mean that it has to be mixed-use. It can be an entire residential development. The designated zoning just allows for the mixing of uses.

Chairman Studebaker stated the current zoning does not allow residential, and it is a high-intensity use.

Ms. Leonard said in regard to the wall, the birds build their nests right on that wall.

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

Commissioner O'Connor made a motion, seconded by Commissioner Zolecki to close the public hearing for Case 2026-09. A roll call vote was taken:
Ayes: O'Connor, Zolecki, Cunningham, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Chairman Studebaker asked if there were any further questions or comments from the Commission. None responded. He then called for a motion for a recommendation.

Plan Commission Recommendation

Commissioner O'Connor made a motion, seconded by Commissioner Cunningham to recommend to the Mayor and Board of Trustees approval of Case 2026-09 – Lemont Fire Protection District Station 1 Rezoning. A roll call vote was taken:
Ayes: O'Connor, Cunningham, Zolecki, Studebaker
Nays: None
Motion passed

Commissioner O'Connor made a motion, seconded by Commissioner Cunningham to authorize the Chairman to approve the Findings of Fact for Case 2026-09 as prepared by staff. A roll call vote was taken:
Ayes: O'Connor, Cunningham, Zolecki, Studebaker
Nays: None
Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

Chairman Studebaker stated the bank on 127th and State Street was sold to a credit union. He asked if they were able to rebuild the sign and use it.

Mrs. Tate said it should have been resurfaced, cleaned up, and matched what was there. They are allowed to do maintenance and face change because it was never vacant.

Chairman Studebaker asked if that special waiver was given to them and continued on, or should it have come back.

Mrs. Tate stated they are allowed to update it.

Chairman Studebaker said he was hoping that with the change they would have been able to get rid of the sign because it is so big.

VI. AUDIENCE PARTICIPATION

None

VII. ADJOURNMENT

Chairman Studebaker called for a motion to adjourn the meeting.

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

Minutes prepared by Peggy Billig

418 Main Street | Lemont, IL 60439

TO: 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 2026-12 LFPD Station 4 Rezoning & PUD Amendment
DATE: October 19, 2026

SUMMARY/BACKGROUND
The Lemont Fire Protection District is requesting rezoning of the approximately 1.52-acre property at 11520 Walker Road from R-5 PUD to INT Institutional District, together with an amendment to the existing Planned Unit Development (PUD) to allow installation of an electronic message center (EMC).

Fire Station No. 4 was approved in 2004 as part of the Franciscan Sisters PUD and has remained zoned R-5 PUD. The proposed rezoning would establish an underlying zoning classification consistent with the existing public facility use and permit an EMC under the Unified Development Ordinance (UDO).

The proposed EMC requires a PUD deviation because the electronic display would exceed the UDO limitation of 33 percent of the total sign area. The applicant has indicated that the larger display area is intended to improve visibility from Walker Road while maintaining adequate sight lines for Fire District vehicles. The size (height and area) of the proposed sign is the same as the existing monument changeable copy sign in place today.

The PUD Amendment also incorporates plans for a 1,944-square-foot station addition and 434-square-foot covered patio currently under construction. The existing fire station use would remain unchanged.

ANALYSIS
Comprehensive Plan
The Lemont 2030 Comprehensive Plan identifies the subject property as Employment Center (EC). The proposed rezoning to INT Institutional District recognizes the established public facility use and is generally compatible with the Employment Center future land use designation.

Planning & Zoning Commission
The Planning & Zoning Commission conducted a public hearing on October 7, 2026. During the hearing, the Commission asked whether any additional deviations from the Village's electronic message center regulations were being requested, including requirements related to display colors and message duration. Staff confirmed that the requested deviation was limited to the percentage of the sign area occupied by the electronic display and the display colors and messaging limitations will follow the UDO.

The applicant explained that the proposed sign would be comparable in size to the existing

sign and that the larger electronic display would improve readability from Walker Road while maintaining the existing sign location and sight lines for emergency vehicles.

No members of the public spoke during the hearing. Following the public hearing, the PZC voted unanimously (4-0) to recommend approval of the requested rezoning and PUD Amendment.

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
Draft PZC Minutes Excerpt
Architectural Site Plan with Proposed Electronic Message Center Sign
PZC Staff Memo, Analysis and Attachments for Case 2026-12
Topographic Existing Conditions Survey with Existing Monument Sign Location

Village of Lemont
Planning and Zoning Commission
Regular Meeting of October 7, 2026

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, October 7, 2026, in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

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

B. Verify Quorum

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

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

C. Approval of Minutes

Commissioner Cunningham made a motion, seconded by Commissioner O'Connor to approve the minutes from the regular meeting of September 2, 2026, with no changes. A roll call vote was taken:
Ayes: Cunningham, O'Connor, Zolecki
Nays: None
Abstain: Studebaker
Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Studebaker thanked everyone for coming and asked anyone who was planning on speaking this evening to please stand and raise his/her right hand. He then administered the oath.

III. PUBLIC HEARING

A. CASE 2026-12 – LFPD STATION 4 REZONING & PUD AMENDMENT

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

Commissioner O'Connor made a motion, seconded by Commissioner Zolecki to open the public hearing for Case #2026-12. A roll call vote was taken:
Ayes: O'Connor, Zolecki, Cunningham, Studebaker
Nays: None
Motion passed

Chairman Studebaker asked staff to provide an overview.

Staff Presentation

Mrs. Tate stated FGM Architects is representing the Lemont Fire Protection District. They are requesting to rezone the property at 11520 Walker Road, which is Fire Station Four, from R-5 residential to the Institutional district (INT). They are also requesting an amendment to an existing planned unit development (PUD) to allow an electronic message center sign at this location. The proposed INT zoning is more appropriate for the existing public facility use. The Institutional zoning district typically encompasses governmental buildings, religious uses, schools, and anything of that nature. The rezoning would bring it more in line with the existing use and the planned use that is to stay.

The proposed electronic message center sign does require a PUD deviation because it exceeds the percentage that is allowed by the code in the UDO. The code states that it cannot be larger than 33% of the total area of the electronic message center. They are requesting that the entire sign, except for the base, be the electronic message center. The applicant is stating that the larger display area is intended to maximize the sign's visibility while avoiding obstruction to the fire district vehicles from Walker Road. The property was originally part of the larger Franciscan Sisters of Chicago property, which has its own PUD. In 2004, the Lemont Fire Protection District created an amendment to that PUD to allow for the construction of the satellite fire station on the property. That was Ordinance 0-67-04 that amended the Franciscan's residential PUD and rezoned it, which allowed for the construction of Station Four.

Mrs. Tate said that in that 2004 PUD, it did contemplate allowing an LED electronic message center sign or a changeable copy sign, which is what they have there. It did state that it is subject to compliance with the Village's sign regulations. They do not allow electronic message board signs in any residential zoning. They are only allowed in B-3 or Institutional districts. Even though it states in the PUD that they anticipate allowing this electronic message center sign, because it is not allowed in that zoning district, it has to go through the rezoning and then also do an amendment for that 33%. Currently, there is a 1,944 square foot addition that is being put onto the existing fire station. It also has a 434 square foot covered patio. The addition was processed as a

minor PUD amendment, but since it is going through this PUD amendment process, they are incorporating those plans into this request. The improvements are expanding the facility, but they do not change the use of the property, instead it is providing more space for that location.

The property has been developed as the fire station since 2004. The proposed rezoning to the Institutional district does establish the zoning classification that is consistent with the already established governmental public use facility. The rezoning does not introduce any new land use. The rezoning is not altering anything about the usage, just bringing it more into agreement with the existing land use rather than a residential zoning district. The EMC that is proposed is going to be in the same location along Walker Road. It is separated from nearby residential properties by existing roadways, open space, and wooded areas. Based on the location and orientation, it should be limited as far as impacts to any neighboring properties. Lastly, the addition, as mentioned, is ongoing, so the plans that have been provided in this PUD amendment request will be incorporated into the ordinance so that it is all in one place with the rezoning and EMC request. This concludes staff's presentation.

Commissioner Zolecki asked if there were any conversations about any other variations to other requirements of the signs other than the size that might relate to color limitations or background requirements or message hold times.

Mrs. Tate stated yes, that was talked about, and there are no other variations. For monument signs in this district, it could be up to 64 square feet, and they are requesting the sign area to be approximately 21 square feet, so well under the threshold of what would be allowed.

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

Applicant Presentation

Jacob McLaughlin, FGM Architects, said the only additional piece of context he would provide is the new signage that they are proposing is the same size as the existing signage. If they were to be held to the 33% requirement, the screen would be too small to even read from Walker Road. Due to the location, trying to keep it where it is, and being mindful of sight lines coming out of the station, this is the ideal spot for the sign.

Fire Chief Dan Tasso stated Fire Station 4 was opened in 2006. They have about three to four firefighters per day. The addition is to allow for future expansion to where they

could accommodate up to six firefighters. This was all part of the referendum that was passed in 2024. As you will see, they are eventually touching all four of the stations. They are not really changing anything here, besides adding the addition to give them more living space and to update the sign.

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

Public Comment

None responded.

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

Commissioner Zolecki made a motion, seconded by Commissioner O'Connor to close the public hearing for Case 2026-12. A roll call vote was taken:
Ayes: Zolecki, O'Connor, Cunningham, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

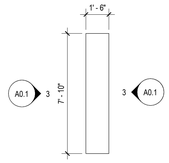
Chairman Studebaker asked if there were any further questions or comments from the Commission. None responded. He then called for a motion for a recommendation.

Plan Commission Recommendation

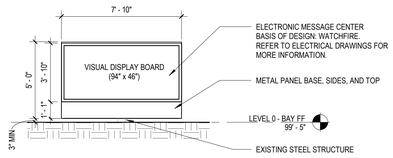
Commissioner Cunningham made a motion, seconded by Commissioner Zolecki to recommend to the Mayor and Board of Trustees approval of Case 2026-12 – Lemont Fire Protection District Station 4 rezoning and PUD amendment. A roll call vote was taken:
Ayes: Cunningham, Zolecki, O'Connor, Studebaker
Nays: None
Motion passed

Commissioner Cunningham made a motion, seconded by Commissioner O'Connor to authorize the Chairman to approve the Findings of Fact for Case 2026-12 as prepared by staff. A roll call vote was taken:
Ayes: Cunningham, O'Connor, Zolecki, Studebaker
Nays: None
Motion passed

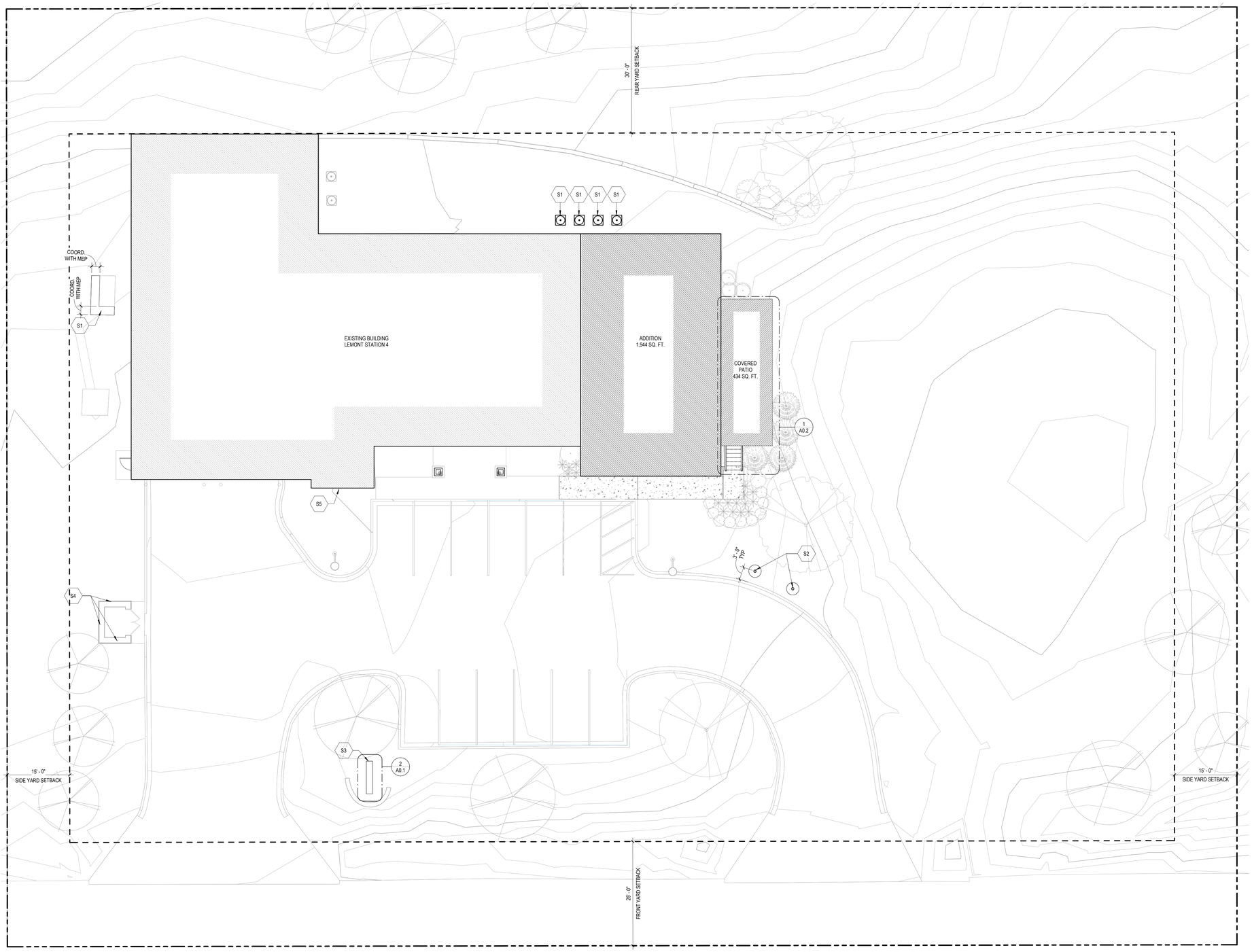
Minutes prepared by Peggy Billig



2 ENLARGED PLAN - EXTERIOR SIGN
1/4" = 1'-0"



3 ELEVATION - EXTERIOR SIGN
1/4" = 1'-0"



1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

N

GENERAL SITE PLAN NOTES

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

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- TOPOGRAPHY
- EXISTING GRADE
- NEW PAVING

SITE PLAN NOTES	
TAG	DESCRIPTION
S1	NEW CONCRETE PAD FOR MEP EQUIPMENT
S2	NEW FLAG POLE WITH LIGHTING.
S3	NEW STREET SIGN. DOUBLE SIDED LED SCREEN WITH NEW DATA CONNECTION. REFER TO ELECTRICAL DRAWINGS FOR CONNECTION INFORMATION.
S4	CLEAN TRASH ENCLOSURE BRICK WALLS
S5	CLEAN EXTERIOR SIGNAGE.

fgma
FGMARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERKISSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, IL, 60030
847.223.4804(O) XXX.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

LANDSCAPE
ERKISSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, IL, 60030
847.223.4804(O) XXX.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, IL, 60540
630.717.5399 (O) XXX.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

M.E.P.
THE WT GROUP
2675 PRATUM AVENUE
HOFFMAN ESTATES, IL, 60192
224.293.6333 (O) 224.293.6444 (F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE		
NO	DATE	DESCRIPTION
1	09/12/2025	100% DESIGN DEVELOPMENT

LEMONT FIRE STATION 4
LEMONT FIRE PROTECTION DISTRICT
11520 WALKER ROAD, LEMONT, IL 60439

ISSUED FOR 100% DESIGN DEVELOPMENT

ARCHITECTURAL SITE PLAN

SHEET NO.
A0.1

JOB NO. 23-3857.05
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10/27/2025 3:54:44 PM
Autodesk Docs://Lemont FPD Host/23-3857.05_LemontFPD_Station4_2024_CD.rvt
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STAFF REPORT
TO: Planning & Zoning Commission
FROM: Jamie Tate, AICP, Consulting Planner
THRU: Jason Berry, CEcD, AICP, Economic & Community Development Director

CASE NUMBER & NAME
2026-12 Lemont Fire Protection District Station 4 Rezoning & PUD Amendment

APPLICANT
FGM Architects / Jacob McLaughlin

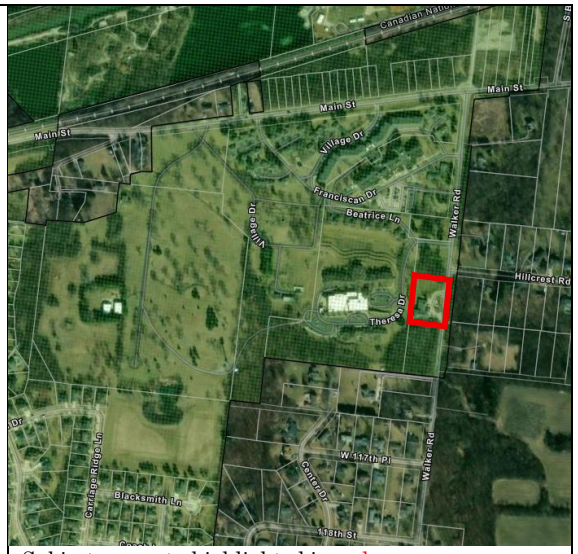
DATE:
October 7, 2026

PROPERTY ADDRESS/LOCATION
11520 Walker Road

BRIEF SUMMARY OF REQUEST

The Lemont Fire Protection District is requesting rezoning of the approximately 1.52-acre Fire Station No. 4 property at 11520 Walker Road from R-5 PUD to INT Institutional District, together with an amendment to the existing Planned Unit Development (PUD), to allow installation of an electronic message center (EMC). Fire Station No. 4 was approved as part of the Franciscan Sisters PUD in 2004 and has remained zoned R-5 PUD since that time.

The proposed INT zoning more appropriately reflects the existing public facility use and allows electronic message centers pursuant to the Unified Development Ordinance (UDO). The proposed EMC requires a PUD deviation because the electronic display would exceed 33 percent of the total sign area. The applicant states that the larger display area is intended to maximize sign visibility while avoiding an obstruction to Fire District vehicles entering Walker Road.



Subject property highlighted in red.
Map source: Lemont GIS
PINS: 22-21-401-011-0000

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
R-5 (PUD) Single-Family Attached Residential District	Fire Station	**North**: Lemont R-5 / Vacant land **South**: Lemont R-5 / Vacant land **East**: Unincorporated Cook County R-3 Single Family Residence District / Detached Single Family homes in Hillcrest subdivision **West**: Village of Lemont R-5 / Franciscan Village	Rezoning to Institutional (INT) and Planned Unit Development (PUD) Amendment	1.52-acres

PROPERTY HISTORY

The approximate 1.52-acre subject property was originally part of the larger Franciscan Sisters of Chicago property and was previously zoned Cook County R-4. In 2004, the Lemont Fire Protection District entered into a lease with the Franciscan Sisters to construct a satellite fire station at 11520 Walker Road. Ordinance O-67-04 amended the existing Franciscan Sisters Residential Planned Unit Development (PUD), rezoned the subject property to R-5 PUD, and approved construction of Fire Station No. 4.

The 2004 PUD approval also contemplated a changeable-copy or LED sign for the fire station, subject to compliance with the Village's applicable sign regulations. Fire Station No. 4 has continued to operate on the property under the R-5 PUD zoning established by Ordinance O-67-04. A 1,944-square-foot addition to the existing fire station is currently under construction, along with a 434-square-foot covered patio. The improvements expand the existing facility but do not change the established fire station use of the property.

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 Employment Center (EC).	The proposal is generally consistent with the UDO, subject to the requested PUD deviation discussed in Staff Analysis.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Site plan with Sign Elevations
4. Topography Survey
5. O-67-04

Attachment 1 - Staff Analysis – LFPD Station 4 Rezoning & PUD Amendment

CONSISTENCY WITH COMPREHENSIVE PLAN

The Lemont 2030 Comprehensive Plan identifies the subject property as Employment Center. The property has been developed and operated as Fire Station No. 4 since its approval in 2004. The proposed rezoning to INT Institutional District recognizes the established public facility use and is generally compatible with the Employment Center future land use designation.

GENERAL ANALYSIS

Rezoning. The subject property is currently zoned R-5 PUD and has been developed and operated as Lemont Fire Protection District Station No. 4 since its approval in 2004. The proposed rezoning to the INT Institutional District would establish a zoning classification consistent with the property's established governmental/public facility use. The INT District is intended to accommodate civic, governmental, educational, recreational, and religious uses and permits electronic message centers in accordance with the UDO.

The rezoning also allows for the proposed electronic message center (EMC), which is not permitted within residential zoning districts. Following rezoning to INT, an EMC is permitted at the property pursuant to the UDO; however, the proposed sign requires a PUD deviation because the electronic display exceeds 33 percent of the total sign area. The existing fire station use will remain unchanged.

Standards for Rezoning. Illinois courts have used an established set of criteria when evaluating the validity of zoning changes. The criteria, known as the LaSalle factors, serve as a useful guide to planners and appointed and elected officials considering zoning changes. They factors to consider are:

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

8. *The thoroughness with which the municipality has planned and zoned its land use.*

In this case, the proposed rezoning does not introduce a new land use to the property. Fire Station No. 4 has operated at this location since its approval in 2004. Rezoning from R-5 PUD to INT would establish a zoning classification consistent with the existing governmental use while allowing the property to continue functioning as a fire station. The rezoning is not anticipated to alter the established use of the property or its relationship to surrounding properties.

PUD Amendment and UDO Deviation.

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

The following zoning standard is proposed to be modified as part of the PUD Amendment to allow installation of the proposed Electronic Message Center (EMC):

Code Section	UDO Requirement	Proposal
§17.11.200 Electronic Message Centers (EMCs)	The EMC shall not exceed 33% of the total sign area.	The proposed EMC exceeds 33% of the total sign area. The applicant states that the larger display area is intended to maximize sign visibility while maintaining a sign configuration that does not create an obstruction for Fire District vehicles entering Walker Road.

The proposed EMC is located along the Walker Road frontage and is separated from nearby residential properties by existing roadways, open space, and wooded areas. Based on the location and orientation of the proposed sign, impacts to nearby residential properties are anticipated to be limited.

The original 2004 PUD approval contemplated a future changeable-copy or LED sign for Fire Station No. 4, subject to compliance with the Village's applicable sign regulations. The proposed PUD Amendment would allow the EMC under the current UDO standards, subject to the deviation identified above.

2026 Station Addition. A 1,944-square-foot addition and 434-square-foot covered patio is under construction on the north side of Station No. 4. The improvements do not change the

use of the property and are reflected on the plans submitted with the current PUD Amendment. The current amendment incorporates these improvements into the approved PUD for the property.

CONCLUSION / FINAL SUMMARY

The proposed rezoning would change the zoning of the existing Fire Station No. 4 property from R-5 PUD to INT Institutional District, which is consistent with the established public facility use and allows an electronic message center under the UDO. The accompanying PUD Amendment would incorporate the 2026 station improvements into the approved PUD and allow the proposed EMC to exceed the UDO limitation of 33 percent of the total sign area. The existing fire station use of the property would remain unchanged.

Attachment 2 – Site Photos



Figure 1: Fire Station 4 from Walker Road with existing changeable copy monumnet sign.



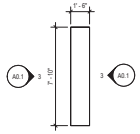
Figure 2: Fire Station 4 from Walker Road looking south.



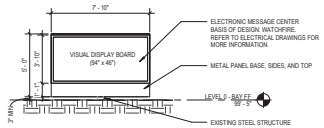
Figure 3: View looking north on Walker with Fire Station 4 and sign on the left.



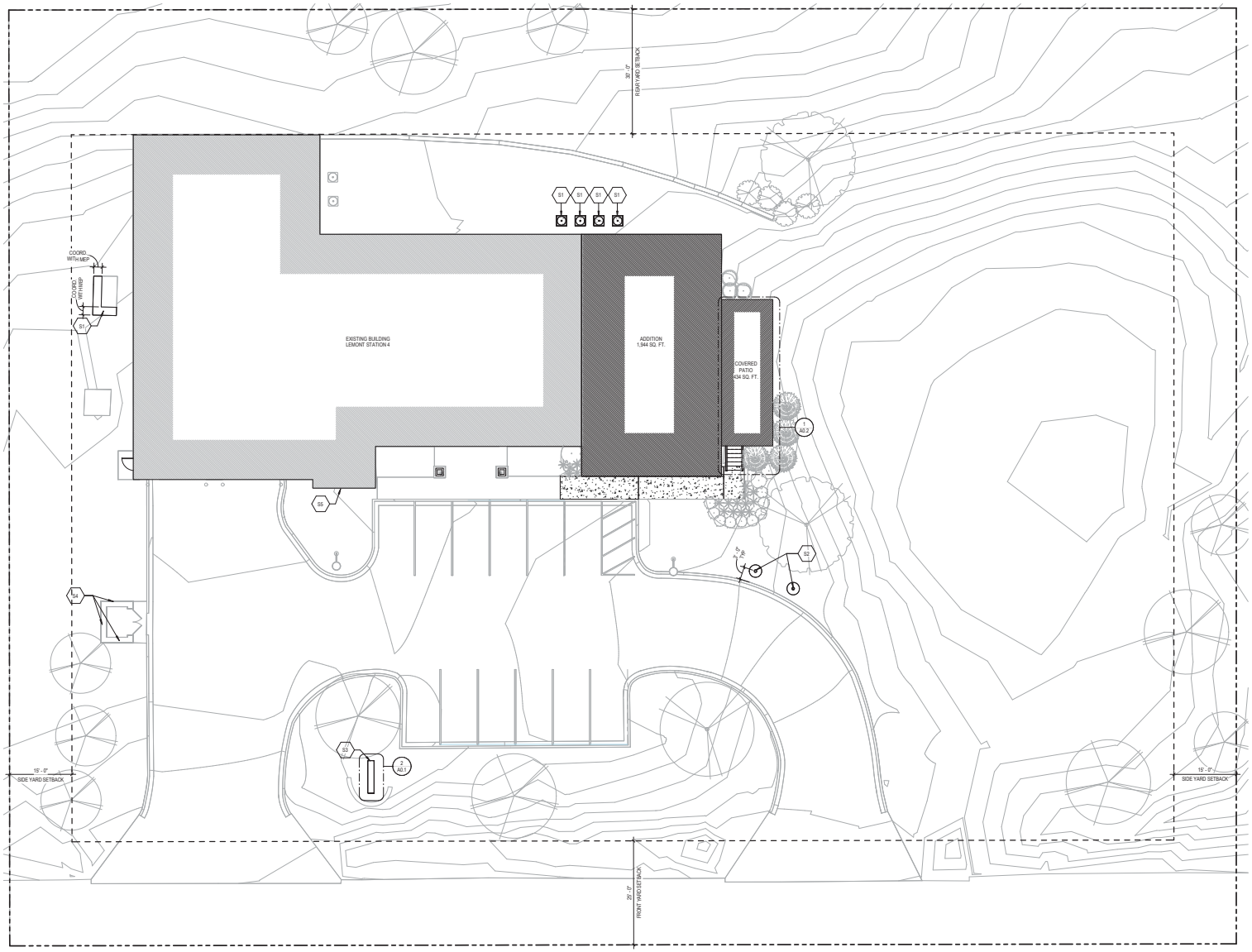
Figure 4: Oblique Aerial view of Station 4 from Cook County Viewer and surrounding development.



2 ENLARGED PLAN - EXTERIOR SIGN
1/4" = 1'-0"



3 ELEVATION - EXTERIOR SIGN
1/4" = 1'-0"



1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

N

GENERAL SITE PLAN NOTES

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

SITE PLAN LEGEND

PROPERTY LINE

SETBACK LINE

TOPOGRAPHY

EXISTING GRADE

NEW PAVING

SITE PLAN NOTES	
TAG	DESCRIPTION
S1	NEW CONCRETE PAD FOR MEP EQUIPMENT
S2	NEW FLAG POLE WITH LIGHTING.
S3	NEW STREET SIGN. DOUBLE SIDED LED SCREEN WITH NEW DATA CONNECTION. REFER TO ELECTRICAL DRAWINGS FOR CONNECTION INFORMATION.
S4	CLEAN TRASH ENCLOSURE BRICK WALLS
S5	CLEAN EXTERIOR SIGNAGE.

fgma
FGMA ARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
ILLINOIS PROFESSIONAL DESIGN
FIRM #184.000550

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, IL 60030
847.223.4804[O] 800.830.8360[F]
630.STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

LANDSCAPE
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, IL 60030
847.223.4804[O] 800.830.8360[F]
630.STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1387 HIGH GROVE LANE
NAPERVILLE, IL 60563
630.357.8811[O] 630.904.8006[F]
630.STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

M.E.P.
THE WT GROUP
2675 PRATUM AVENUE
HOFFMAN ESTATES, IL 60192
224.293.6300 [O] 224.293.6444 [F]
630.STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE		
NO.	DATE	DESCRIPTION
1	09/12/2025	100% DESIGN DEVELOPMENT

LEMONT FIRE STATION 4
LEMONT FIRE PROTECTION DISTRICT
11520 WALKER ROAD, LEMONT, IL 60439

ISSUED FOR 100% DESIGN DEVELOPMENT

ARCHITECTURAL SITE PLAN

SHEET NO.
A0.1

JOB NO. 23-3857.05

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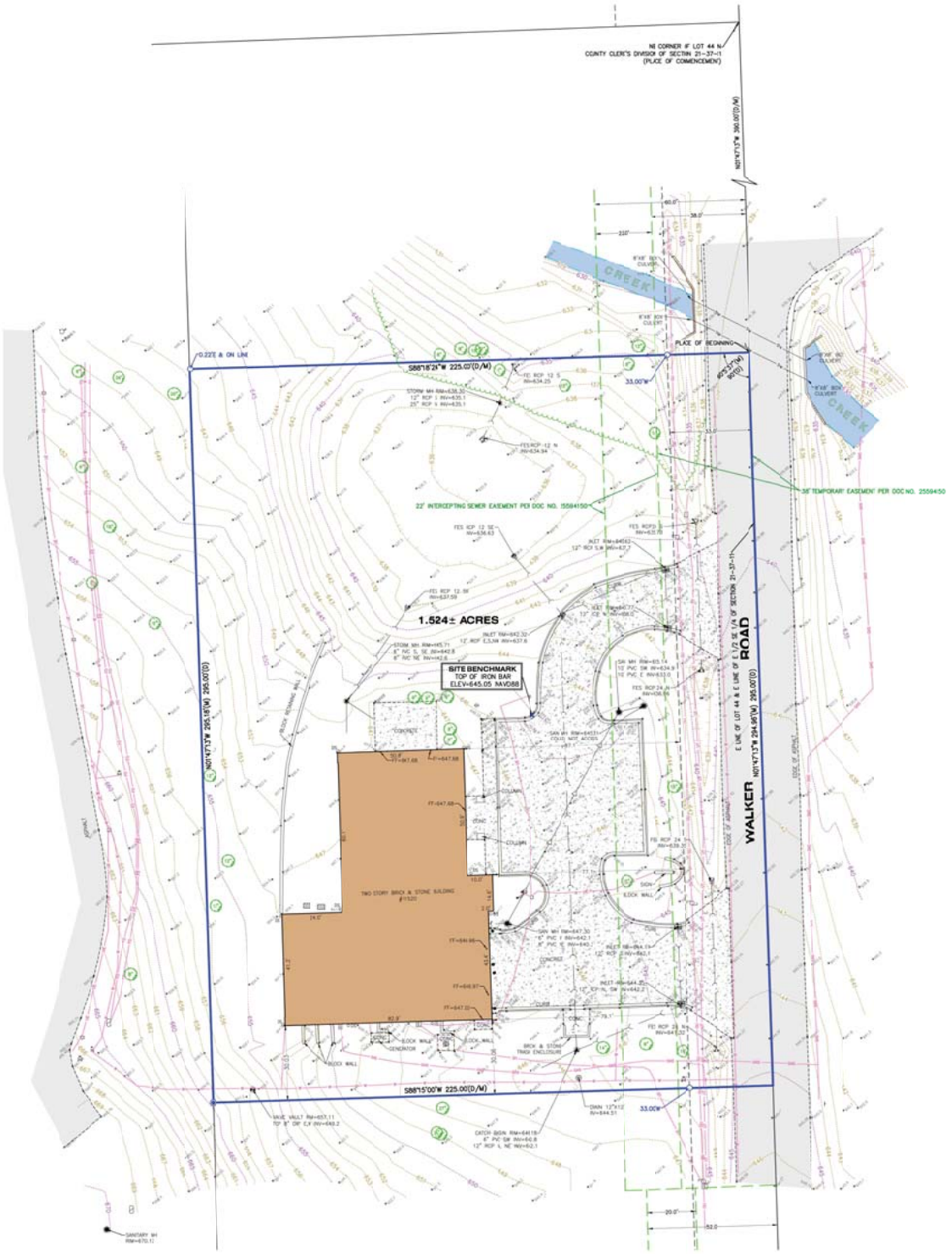
Vanderstappen Land Surveying, Inc.
www.vanderstappenlandsurveying.com
136 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

BOUNDARY AND TOPOGRAPHIC SURVEY

That part of Lot 44 in County Clerk's Division of Section 21, Township 37 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Lot 44; thence South along the East line of said Lot 44, also being the East line of the East Half of the Southeast Quarter of Section 21, for a distance of 390.00 feet for a Place of Beginning; thence West at right angles to said East line of Lot 44, a distance of 225.00 feet; thence South on a line parallel with the East line of Lot 44, a distance of 295.00 feet; thence East 225.10 feet to a point on the East line of said Lot 44, said point being 295 feet South of the Place of Beginning, in Cook County, Illinois.



PROJECT BENCHMARK
NGS DATA BENCHMARK
DESIGNATION "D150"
ELEV=609.15 NAVD88

UTILITY LINE LEGEND

STORM SEWER	
SANITARY SEWER	
WATER MAIN	
FIBER OPTIC	
UNDERGROUND TELEPHONE	
UNDERGROUND ELECTRIC	
GAS LINE	
OVERHEAD UTILITIES	

20' 0' 20' 40'
SCALE: 1" = 20'

LEGEND

	CATCH BASIN
	CURB INLET
E	ELECTRIC METER
	FIRE CONNECTION
	FIRE HYDRANT
	FOUND IRON BAR
	SET IRON BAR
G	GAS METER
	HANDHOLE UNKNOWN
I	IRRIGATION CONTROL VALVE
	LIGHT
	MANHOLE
	SANITARY MANHOLE
	SIGN
	STORM MANHOLE
T	TELEPHONE RISER
	TRANSFORMER
TV	TV RISER
	WATER SHUT-OFF
	WATER VALVE
(M)	MEASURE
(R)	RECORD

CLIENT: BRICKSON ENGINEERING ASSOCIATES, LTD
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=20' SEC. 21 T. 17 R. 11 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
I.L.N.: 22-21-401-011
JOB NO.: 250121 I.D. TP9
FIELDWORK COMP: 03/05/25 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.
REF: _____

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

ARTHUR P. GRIMALDI
035-003867
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/326
WOODSTOCK, ILLINOIS

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Dated at Woodstock McHenry County, Illinois 03/11 A.D., 2025.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 3867

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VILLAGE OF LEMONT

ORDINANCE NO. O-67-04

AN ORDINANCE AMENDING ORDINANCE NO. 871 APPROVING A RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-5 PUD) ON THE FRANCISCAN SISTERS OF CHICAGO PROPERTY TO INCLUDE 1.5 ACRES TO CONSTRUCT A SATELLITE FIRE STATION FOR THE LEMONT FIRE PROTECTION DISTRICT LOCATED AT 11520 WALKER ROAD

(FRANCISCAN SISTERS OF CHICAGO/LEMONT FIRE PROTECTION DISTRICT, SATELLITE FIRE STATION #4)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT

THIS 11th DAY OF OCTOBER, 2004

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Lemont, Cook, DuPage, and Will Counties, Illinois this 11th day of October, 2004.

O-67-04

AN ORDINANCE AMENDING ORDINANCE NO. 871 APPROVING A RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-5 PUD) ON THE FRANCISCAN SISTERS OF CHICAGO PROPERTY TO INCLUDE 1.5 ACRES TO CONSTRUCT A SATELLITE FIRE STATION FOR THE LEMONT FIRE PROTECTION DISTRICT LOCATED AT 11520 WALKER ROAD

WHEREAS, Franciscan Sisters of Chicago, hereinafter referred to as "the Property Owner", are the owners of approximately 1.5 acres, hereinafter referred to as "the subject property", PIN #22-21-401-011, in Lemont, Illinois; said parcel is legally described in "Exhibit A" attached to this Ordinance; and

WHEREAS, Lemont Fire Protection District, hereinafter referred to as "Petitioner", has executed a successful lease agreement with the property owner to construct a satellite fire station on the subject property; and

WHEREAS, the Petitioner made application under the provisions of the Lemont Zoning Ordinance for a residential planned unit development to rezone the parcel to R-5 PUD Zoning (Single-Family Attached Residence District, Planned Unit Development) from Cook County R-4 Zoning (Single Family Residence District), pursuant under Sections XVI and XVIII. I. and J.

WHEREAS, the petitioner has prepared a Preliminary PUD Plans in the form of a site plan, landscape plan, photometric plan & engineering plan for the satellite fire station; and

WHEREAS, the Zoning Board of Appeals of the Village of Lemont, Illinois, in accordance with said Zoning Ordinance, conducted a Public Hearing on the petition on September 7, 2004; and

WHEREAS, the Zoning Board of Appeals made a positive recommendation for said PUD by a vote of 6-0; and

WHEREAS, the petitioner has submitted the Preliminary PUD Plans for the satellite fire station, attached hereto as "Exhibit B"; and

WHEREAS, a notice of the aforesaid Public Hearing was made in the manner provided by law and was published in the Lemont Reporter Met, a newspaper of general circulation within the Village; and

WHEREAS, the President and Board of Trustees of the Village of Lemont have determined the proposed PUD plan to be in the best interest of the Village of Lemont.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, DuPAGE, AND WILL, ILLINOIS:

Conditions of Approval. That the satellite fire station preliminary PUD plans, (attached at "Exhibit B"), are hereby approved with the following conditions:

Section 1. A zoning map amendment is granted to allow the change in the zoning classification of the parcel located at 11520 Walker Road to R-5 PUD Zoning (Single-Family Attached Residence District, Planned Unit Development) from Cook County R-4 Zoning (Single Family Residence District), as illustrated in the Plat of Survey attached as Exhibit "A".

Section 2. As provided in Chapter XVI.I. Conditions to the Special Use – Planned Unit Development for Lemont Fire Protection District.

a. The Lemont Fire Protection District will be required to construct a 5' wide sidewalk when a sidewalk network exists on the west side of Walker Road, adjacent to subject property.
b. Construction shall substantially conform to the following plans and exhibits, created & submitted by **Wight & Company**:
   (1) *Site Plan* (Sheet EX1.00), dated 06.15.04; and
   (2) *Tree Preservation Plan* (Sheets L1.1, L2.1, L2.2), dated 08.04.04; and
   (3) *Elevation Plan*, dated 08.25.04; and
   (4) *Floor Plan*, dated 08.25.04; and
   (5) *Photometric Plan*, dated 08.25.04; and
   (6) *Light Details* (DMS50/60 series) by Lumec.

c. Changeable Copy or LED Sign will be required to comply with sign regulations at the time a Sign Committee has been established.

d. Not withstanding Ordinance #871, no further expansions of the Franciscan Sisters of Chicago property shall be permitted without further amendment to the PUD.

Section 3. The Planned Unit Development approval shall lapse in the event the Petitioner does not file a complete application for a site development permit within one (1) year of the effective date of this ORDINANCE.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, on this 11th day of October, 2004.

	AYES	NAYS	ABSENT	ABSTAIN
Debbie Blatzer	✓			
Peter Coules	✓			
Brian Reaves	✓			
Steve Rosendahl	✓			
Ron Stapleton			✓	
Jeanette Virgilio				

Approved by me this 11th day of October, 2004

JOHN F. PIAZZA, President

Attest:

TS Charlene Smollen

CHARLENE M. SMOLLEN, Village Clerk

RUSSELL W. SCHOMIG PLS 035-002446
WILLIAM K. SCHOMIG

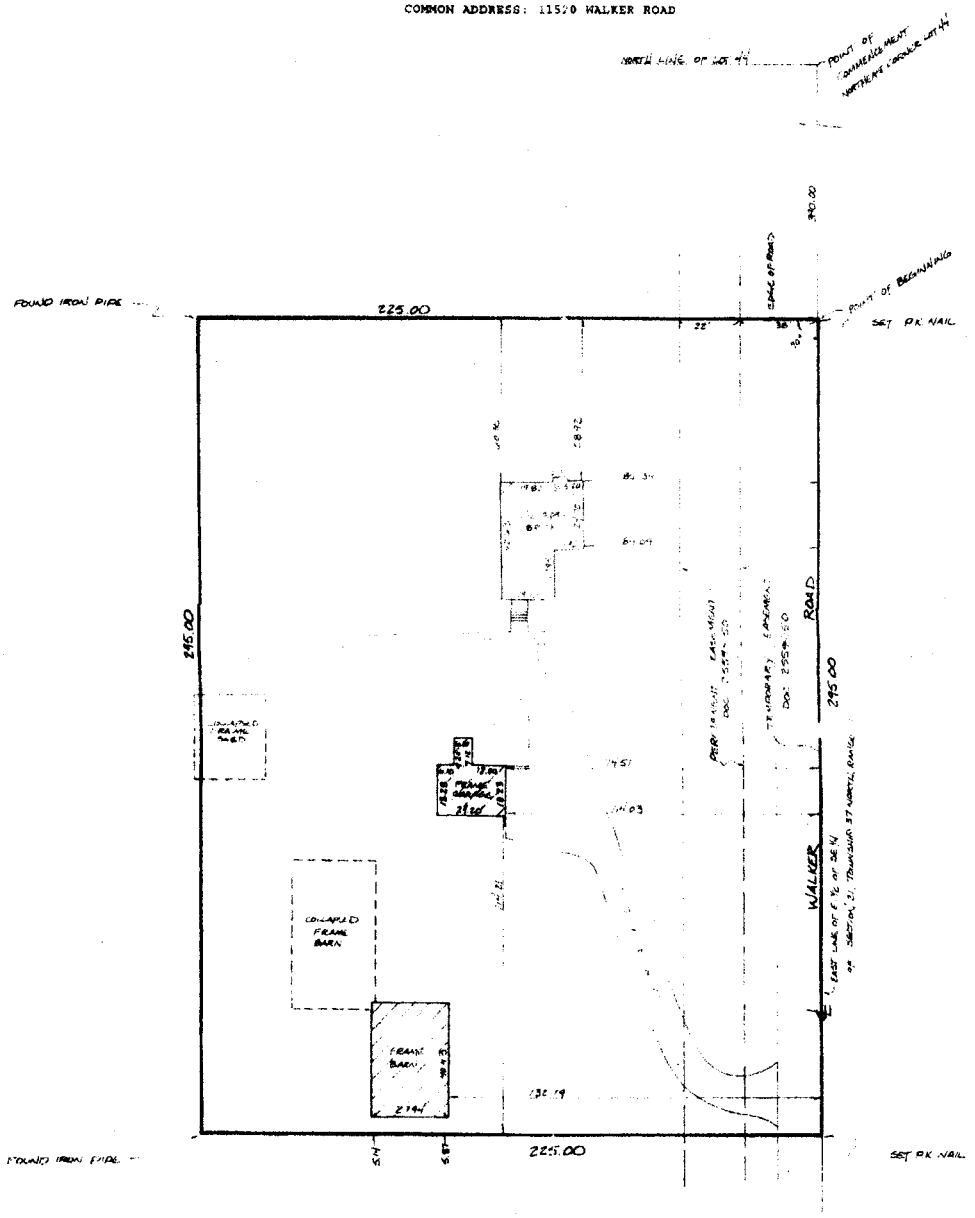
SCHOMIG LAND SURVEYORS, LTD.

PLAT OF SURVEY

909 EAST 31st STREET
LA GRANGE PARK, ILLINOIS 60526
PHONE (708) 352-1452
FAX (708) 352-1454

THAT PART OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 44, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 44, ALSO BEING THE EAST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, FOR A DISTANCE OF 390.0 FEET FOR A PLACE OF BEGINNING; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE OF LOT 44, A DISTANCE OF 225.00 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF LOT 44, A DISTANCE OF 295.0 FEET; THENCE EAST 225.0 FEET TO A POINT ON THE EAST LINE OF SAID LOT 44, SAID POINT BEING 295 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH ON THE AFORESAID EAST LINE OF LOT 44, 295.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 11520 WALKER ROAD



COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT WAS NOT FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS.

DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT THE PERMISSION OF SCHOMIG LAND SURVEYORS, LTD. THIS PLAT IS NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES.
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SURVEYED: DECEMBER 14, 2001

BUILDING LOCATED: DECEMBER 14, 2001

ORDERED BY: ANTONOPOULOS & WELLS, P.C.

PLAT NUMBER: 97320-2 HLC-04 SCALE: 1" = 30'

BEFORE YOU DIG!

Exhibit "A"

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

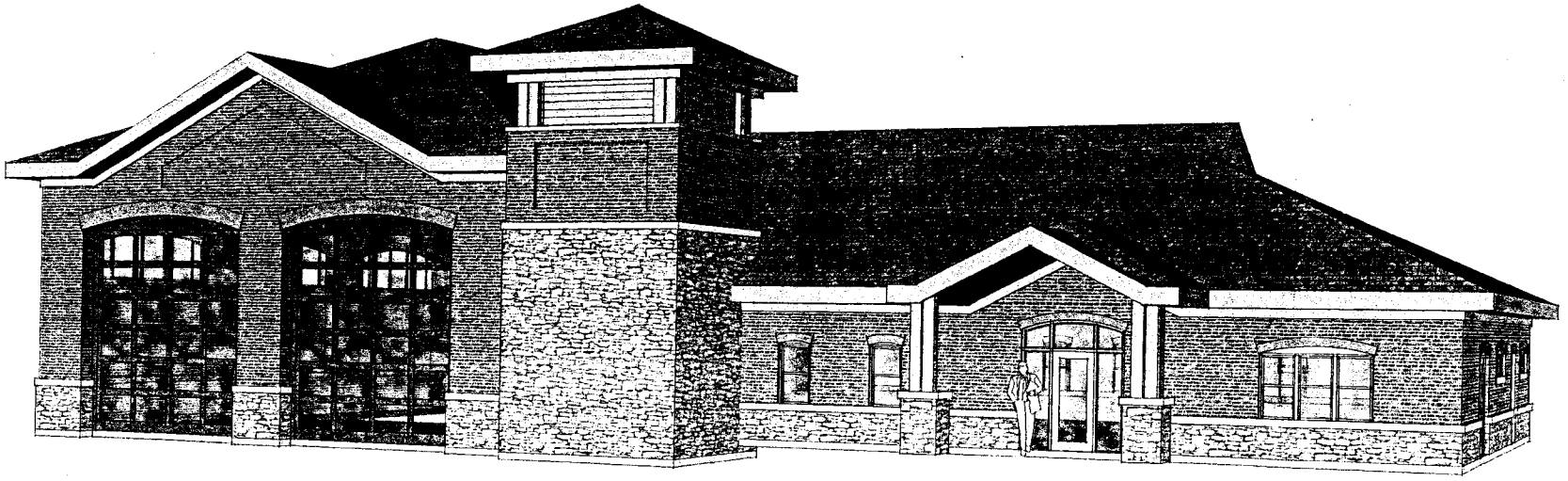
WE, SCHOMIG LAND SURVEYORS, LTD. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND THAT THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS.

I.P. = IRON PIPE
C.L.F. = CHAIN LINK FENCE
D.E. = DRAINAGE EASEMENT
W.F. = WOOD FENCE
P.U.E. = PUBLIC UTILITY EASEMENT
B.L. = BUILDING LINE

SCHOMIG LAND SURVEYORS, LTD. 909 E. 31st ST. LA GRANGE PARK, IL 60526 RUSSELL W. SCHOMIG 035-002446 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

BY: _____
PROFESSIONAL ILLINOIS LAND SURVEYOR NO 2446 LICENSE EXPIRATION 11-30-2002



LEMONT FIRE PROTECTION DISTRICT
NEW SATELLITE STATION #4

ANNEXATION SUBMITTAL Project No. 02-6836-02

PERSPECTIVE VIEW

No Scale

August 25, 2004

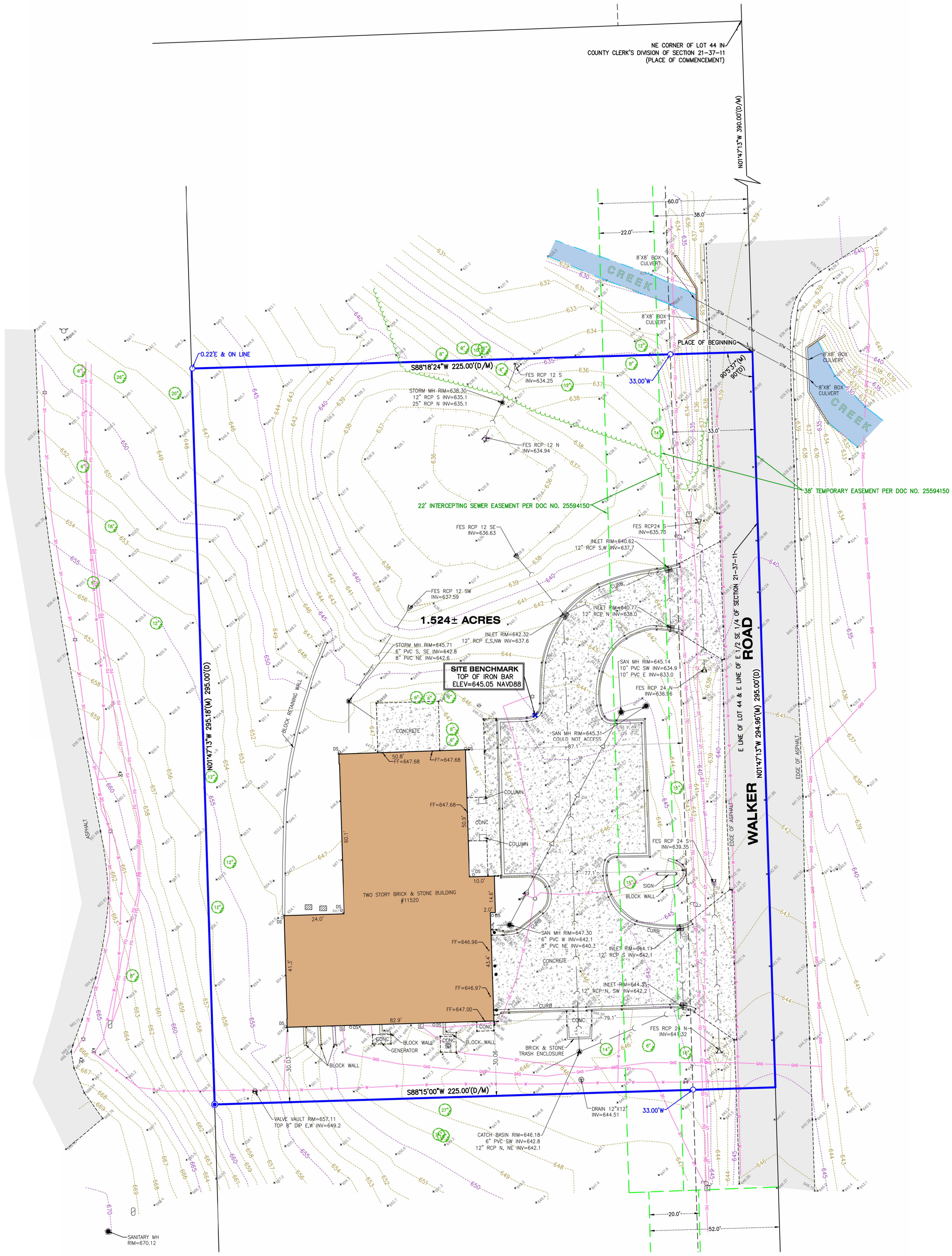
Wight

Exhibit "B"

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

BOUNDARY AND TOPOGRAPHIC SURVEY

That part of Lot 44 in County Clerk's Division of Section 21, Township 37 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Lot 44; thence South along the East line of said Lot 44, also being the East line of the East Half of the Southeast Quarter of Section 21, for a distance of 390.00 feet for a Place of Beginning; thence West at right angles to said East line of Lot 44, a distance of 225.00 feet; thence South on a line parallel with the East line of Lot 44, a distance of 295.00 feet; thence East 225.00 feet to a point on the East line of said Lot 44, said point being 295 feet South of the Place of Beginning; thence North on the aforesaid East line of Lot 44, 295.00 feet to the Place of Beginning, in Cook County, Illinois.



PROJECT BENCHMARK
NGS DATA BECNHMARK
DESIGNATION "0150"
ELEV=609.15 NAVD88

LEGEND	
	CATCH BASIN
	CURB INLET
E	ELECTRIC METER
	FIRE CONNECTION
	FIRE HYDRANT
	FOUND IRON BAR
	SET IRON BAR
G	GAS METER
	HANDHOLE UNKNOWN
	IRRIGATION CONTROL VALVE
	LIGHT
	MANHOLE
	SANITARY MANHOLE
	SIGN
	STORM MANHOLE
T	TELEPHONE RISER
	TRANSFORMER
TV	TV RISER
	WATER SHUT-OFF
	WATER VALVE
(M)	MEASURE
(R)	RECORD

UTILITY LINE LEGEND	
	STORM SEWER
	SANITARY SEWER
W — W	WATER MAIN
FO — FO	FIBER OPTIC
UT — UT	UNDERGROUND TELEPHONE
UE — UE	UNDERGROUND ELECTRIC
GAS — GAS	GAS LINE
OU — OU	OVERHEAD UTILITIES

20' 0' 20' 40'
SCALE: 1" = 20'

CLIENT: ERICKSON ENGINEERING ASSOCIATES, LTD
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=20' SEC. 21 T. 37 R. 11 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 22-21-401-011
JOB NO.: 250121 I.D. TPB
FIELDWORK COMP.: 03/05/25 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

ARTHUR P. GRITMACKER
035-003857
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/2026
WOODSTOCK, ILLINOIS

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Dated at Woodstock, McHenry County, Illinois 03/11 A.D., 2025.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 3857

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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 2026-11 LFPD Station 2 Rezoning & Planned Unit Development
DATE: October 19, 2026

SUMMARY/BACKGROUND

The Lemont Fire Protection District, represented by FGM Architects, is requesting rezoning of the approximately 1.55-acre property at 12940 Bell Road from R-2 Single-Family Detached Residential District to INT Institutional District and Special Use approval for a Preliminary Planned Unit Development (PUD).

The proposed redevelopment includes demolition of the existing fire station and construction of a new 11,248-square-foot facility with apparatus bays and residential accommodations for up to six firefighters per shift. The proposed site improvements include 16 parking spaces, revised site access and circulation, landscaping, stormwater management improvements, and an electronic message center (EMC) sign along Bell Road. The existing cellular communications tower will remain in the rear of the property.

The proposed Preliminary PUD includes deviations from the Unified Development Ordinance (UDO) for the following:

- **Side Yard Setback**: An 18-foot north side yard setback where 30 feet is required. The proposed setback is generally consistent with the existing building's placement on the property.
- **Electronic Message Center:** A deviation from the applicable EMC design standards.
- **Sidewalk**: Elimination of the required sidewalk along the Bell Road frontage due to existing drainage and stormwater management constraints.
- **Sanitary Sewer:** Continued use of the existing septic system rather than connection to the Village sanitary sewer system, which is located more than 1,000 feet from the property.

ANALYSIS

Comprehensive Plan

The Lemont 2030 Comprehensive Plan identifies the property as Institutional (INST). The proposed rezoning to INT Institutional District aligns the zoning classification with the Comprehensive Plan's future land use designation and the property's long-standing use as a public safety facility.

Planning & Zoning Commission

The Planning & Zoning Commission conducted a public hearing on October 7, 2026. Following staff's presentation, Jake McLaughlin, of FGM Architects, provided an overview of the proposed redevelopment and explained how the existing cellular tower, septic field, site

configuration, and stormwater management requirements influenced the proposed building placement and site design.

The Commission's discussion focused primarily on the requested deviation from the sidewalk requirement along Bell Road. Commissioners expressed concern that eliminating the sidewalk could result in a gap in the pedestrian network as adjacent properties develop in the future. The applicant explained that accommodating a sidewalk would require modifications to the proposed stormwater management design due to the existing drainage swale along Bell Road.

The Commission also discussed the proposed trash enclosure materials. Staff clarified that the UDO requires materials consistent with the principal building (masonry or wood) unless a deviation is approved. The applicant indicated that the enclosure could be revised to incorporate masonry materials.

No members of the public spoke during the hearing.

Following the public hearing, the PZC voted unanimously (4-0) to recommend approval of Case 2026-11 LFPD Station 4 Rezoning to INT and Preliminary PUD, subject to the following conditions:

1. Address any outstanding staff or consultant comments related to the Preliminary PUD and rezoning, including compliance with parking lot landscaping requirements and trash enclosure material requirements.
2. Obtain required Cook County Department of Transportation approval for the proposed Bell Road access.
3. Give further consideration to adding a sidewalk along Bell Road in front of the station.

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
DRAFT PZC Minutes from October Meeting
Case 2026-10 PZC Memo, Analysis and Attachments
Site Survey
Preliminary Architectural Plans
Exterior Renderings
Preliminary Civil Engineering Plans
Preliminary Landscaping Plans

Village of Lemont
Planning and Zoning Commission
Regular Meeting of October 7, 2026

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, October 7, 2026, in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

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

B. Verify Quorum

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

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

C. Approval of Minutes

Commissioner Cunningham made a motion, seconded by Commissioner O'Connor to approve the minutes from the regular meeting of September 2, 2026, with no changes. A roll call vote was taken:
Ayes: Cunningham, O'Connor, Zolecki
Nays: None
Abstain: Studebaker
Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Studebaker thanked everyone for coming and asked anyone who was planning on speaking this evening to please stand and raise his/her right hand. He then administered the oath.

III. PUBLIC HEARING

A. CASE 2026-11 – LFPD FIRE STATION 2 REZONING & PRELIMINARY PUD

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

Commissioner Cunningham made a motion, seconded by Commissioner Zolecki to open the public hearing for Case #2026-11. A roll call vote was taken:
Ayes: Cunningham, Zolecki, O'Connor, Studebaker
Nays: None
Motion passed

Chairman Studebaker asked staff to provide an overview.

Staff Presentation

Mrs. Tate stated that FGM Architects is representing the Lemont Fire Protection District. They are requesting the rezoning from R-2 single-family to INT Institutional district. The property is located at 12940 Bell Road and is 1.55 acres. They are also requesting a preliminary planned unit development, which is for the redevelopment of the Fire Station 2 property. It is currently developed with the existing Fire Station 2 and also has a cellular communications tower that is in the rear of the property. The proposed redevelopment would include demolition of the existing fire station and construction of a new 11,248-square-foot station with apparatus bays and residential facilities for up to six firefighters per shift. The site plan also includes 16 parking spaces, access that would be a little bit wider, circulation, landscaping, stormwater improvements, and an electronic message center sign along Bell Road. The existing cell tower will remain in the rear of the property.

The property is surrounded by B-3. To the east is unincorporated Cook County R-4 that is mostly forest preserve. To the north is Palos Park which is an R-1A, one-family dwelling district. There is a ComEd easement to the west of the property, and then Village of Lemont R-4 with the Glens of Connemara just to the west as well. The 1.55-acre property has been owned and used by the Fire Protection District for several decades. It is currently zoned R-2, and the Comprehensive Plan does designate this property as Institutional. It is consistent with the property's long-standing use as the Lemont Fire Protection District station. The proposed rezoning would bring the zoning classification more in alignment with the Comprehensive Plan's anticipated future land use designation. The INT district does allow for electronic message center signs, and residential districts do not. They are requesting the same kind of sign that was seen with the previous case.

Mrs. Tate said the proposed site plan provides 16 parking spaces, and it does maintain the access from Bell Road, which is under Cook County Department of Transportation jurisdiction. The site has been designed to accommodate fire apparatus circulation and

employee and visitor parking while retaining the existing cellular tower that is in the rear of the property. Final access and improvements will be subject to the Village and Cook County review. The Department of Transportation review would be forthcoming. The proposed 11,248-square-foot fire station incorporates contemporary civic design organized around the operational needs of the fire district. It includes an apparatus bay and residential and support areas for the station. The height is approximately 26 feet and complies with the 35-foot maximum height in this district. The exterior materials include brick veneer, rough-cut stone masonry, and metal composite wall panels. The proposed stone is identified as Lemont Station One Blend, providing consistency with the architectural character established for the new fire station one that is currently under construction on 127th Street. The elevations incorporate changes in materials and building height, glazing, canopies, and taller apparatus bays to provide building articulation that the INT district does request.

Also within the PUD, they are requesting a few deviations from the Village's UDO. The first is that the minimum side yard setback in the INT district is 30 feet, and the proposed building is providing an 18-foot setback on the north side of the property. The south side of the property is 48.5 feet which is well within the parameters, and then the rear setback is approximately 90 feet. The location of the building does not really change it is just calling it out in the planned unit development. There is a request for the electronic message center display to be the entire amount rather than just the 33% of the total sign area. Any new development requires a sidewalk along the front property line. They are requesting that no sidewalk be provided along Bell Road, stating that there is an existing drainage swale in the right-of-way and that the design just does not allow for the sidewalk. There are no sidewalks in any of the adjoining properties as well. Lastly, they are requesting that they do not connect to the sanitary system. The UDO requires all new developments to connect to Village utilities. This would qualify as a new development, so it would require a connection. They state that the nearest sewer is located more than 1,000 feet from the property, so they are requesting continued use of the septic system.

Mrs. Tate stated they did go through the TRC and concept plan review, and staff did provide feedback as far as engineering and planning. They have provided a response to those comments that are incorporated into the conditions. The engineer did provide comments regarding all the permits that they will need, such as MWRD and Cook County Department of Transportation, IEPA, and such. The landscaping is under review, so they will need to make sure that they meet all the INT district's landscaping requirements. There may be further landscaping that could be required, such as screening of the parking lot that would need to be in compliance.

In conclusion, the proposed rezoning would change the zoning from R-2 to Institutional and would bring the property more in line with the Comprehensive Plan's Future Land Use and also into the underlying zoning district appropriate for the use. The district does allow for the electronic message center. The PUD provides for redevelopment of the property with the new fire station, incorporating the requested deviations and applicable UDO standards. If the Plan Commission were to recommend approval, staff does request that they make sure that they address all the outstanding comments that the Village has stated. The trash enclosure is being shown as metal sides, and the UDO does require that it matches the existing building. It could have a metal gate, but it has to have masonry sides. They will also have to get approval from the Cook County Department of Transportation for the Bell Road access. This would conclude staff's presentation.

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

Commissioner Zolecki asked if the Village Engineer or the TRC review had any commentary on the variation for not tying into the sanitary system.

Mrs. Tate said there were no comments and the engineer was fine with it.

Chairman Studebaker asked if the applicant could come up to make a presentation.

Applicant Presentation

Jacob McLaughlin, FGM Architects, stated that staff did cover a lot of their request. He will provide more context about why they organized the site the way they did. The communication tower that is there was part of an agreement about a decade and a half ago, so it will not be moving. North of that is the existing septic field. They are going to be complying with any state or county regulations in terms of the design. They are trying to utilize as much as possible of that existing septic field, but they cannot disturb the ground that is a septic field. The site is unique and pointed, so there is only so much they have in that location. The north side of the property and the setback is 18 feet off of that north property line. This is in line with the existing building. The existing building is at a weird 30-degree angle to Bell Road. Their design straightens it out and is parallel with that north property line.

In between the building and that north property line, they have some best management practices as it relates to stormwater management for this site. For this site, they have a drainage ditch. There is only so much invert they have on the property in order to bring stormwater to that location and tie it into the system. Their engineer has been working with the Village engineer to find out the best kind of practice and where they can find

some of these areas on their site to maintain it. They had to push back their stormwater piece along the frontage because of an offset from the right-of-way. They are trying to jam as much as they can into this area in order to make this station work and function the way that the district needs it to. They are trying to address all outstanding comments.

Commissioner Cunningham asked if he could clarify the reasoning for no sidewalks.

Mr. McLaughlin said they have that drainage ditch along the frontage. The sidewalk would be in the way of that, thus kind of cutting off even more stormwater management that they can hold on their site. The other reason is they have a West Shore Pipeline property to the north. They do not have a sidewalk, and then there is another natural gas company to the south that does not have a sidewalk there to connect to either. Their major concern is that if they were to put in a sidewalk, they would have even less stormwater management on the site.

Chairman Studebaker stated there has to be a way to put a sidewalk in. There are all these separate sites on Bell Road that are not putting in sidewalks. There might be a development in 20 years that comes in on the corner, and there will be no sidewalks. He feels there should be a sidewalk there.

Commissioner Cunningham said he agrees. To the south of there on 131st and Bell, there is a large property that he could easily envision a large subdivision going in there. In the future, they would be required to have a sidewalk on Bell Road. There would be a disconnection from the fire station to a potential future development on Bell Road.

Mr. McLaughlin stated that if a sidewalk needs to happen along Bell Road, then there is going to have to be some major kind of redesign of the stormwater management along Bell Road. Right now there is a drainage ditch. It would impede the current location, so they would have to bring the sidewalk significantly closer to their building.

Commissioner Cunningham said the Glens of Connemara is to the west and they have a sidewalk along 131st Street. He is sure there was a drainage ditch there, and they were required to put in a sidewalk on 131st Street.

Chairman Studebaker asked about the brick enclosure for the garbage and whether it was not matching the building.

Mr. McLaughlin stated they do have metal panel along the canopies, along the building, and above the apparatus bay. There is use of a metal material that they can match the color so that there is a corresponding relationship between the two.

Mrs. Tate said if it is metal, then it would be a requested deviation from the code.

Mr. McLaughlin stated it can be similar to what they did at station one, where they have a masonry brick face along the perimeter and then the metal gate.

Fire Chief Dan Tasso said the fire station was opened in '92, when the district started growing. The station as it exists does not meet their operational needs. They want to update the station for future growth. Currently, it has three firefighters assigned there. As the call volume increases, he would like to put additional firefighters out there. The original plan was to remodel the station, but they realized it would be more feasible to bulldoze it and start from scratch. He is not sure why the building was angled the way it was. The current station has two bays, and they are hoping that with the new station they are able to squeeze three bays. Again, this is more for future firefighters and equipment. As far as the sidewalk, he will leave that up to the FGM team. The land is tight, and FGM has come up with a great design to make it work. Right now, they are under budget with the referendum money. However, the fire district board is willing with rebuilding of station two on the budget side of it, if they dip into their capital, that is what they are going to do to make this right, and let this station service the next 35 years.

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

Public Comment

None responded.

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

Commissioner Zolecki made a motion, seconded by Commissioner O'Connor to close the public hearing for Case 2026-11. A roll call vote was taken:
Ayes: Zolecki, O'Connor, Cunningham, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Chairman Studebaker asked if there were any further questions or comments from the Commission. None responded. He then called for a motion for a recommendation.

Plan Commission Recommendation

Commissioner Cunningham made a motion, seconded by Commissioner O'Connor to recommend to the Mayor and Board of Trustees approval of Case 2026-11 – Lemont Fire Protection District Station 2 Rezoning and Preliminary Planned Unit Development, with the following conditions:

1. Address any outstanding staff or consultant comments related to the Preliminary PUD and rezoning, including compliance with parking lot landscaping requirements and trash enclosure material requirements.
2. Obtain required Cook County Department of Transportation approval for the proposed Bell Road access.
3. There should be further consideration for adding a sidewalk along Bell Road in front of the station.

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

Commissioner Cunningham made a motion, seconded by Commissioner Zolecki to authorize the Chairman to approve the Findings of Fact for Case 2026-11 as prepared by staff. A roll call vote was taken:
Ayes: Cunningham, Zolecki, O'Connor, Studebaker
Nays: None
Motion passed

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

CASE NUMBER & NAME
2026-11 LFPD Fire Station 2 Rezoning &

APPLICANT
FGM Architects / Jacob McLaughlin

DATE:
October 7, 2026

PROPERTY ADDRESS/LOCATION
12940 Bell Road

BRIEF SUMMARY OF REQUEST

FGM Architects, representing the Lemont Fire Protection District, is requesting rezoning of the approximately 1.55-acre property at 12940 Bell Road from the R-2 Single-Family Detached Residential District to the INT Institutional District, together with Special Use approval for a Preliminary Planned Unit Development (PUD) and Plat for the redevelopment of Fire Station No. 2. The property is currently developed with the existing Fire Station No. 2 and an existing cellular communications tower.

The proposed redevelopment includes demolition of the existing fire station and construction of a new 11,248-square-foot station with apparatus bays and residential facilities for up to six firefighters per shift. The site plan also includes sixteen parking spaces, new site access and circulation, landscaping, stormwater improvements, and an electronic message center along Bell Road. The existing cellular communications tower will remain.

The Preliminary PUD includes deviations from certain Unified Development Ordinance (UDO) requirements related to the proposed site development, which are discussed in the Staff Analysis.



The approximate project area highlighted in red.
Map source: Cook County GIS Oblique Aerial
PIN: 22-35-201-028

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
Lemont R-2, Single-Family Detached Residential District	Fire Station and Cell Tower	**North**: B-3, Arterial Commercial District / West Shore Pipeline Company Bell Station **South**: B-3, Arterial Commercial District / Vacant land and pipeline **East**: Unincorporated Cook County R-4 / Forest Preserves of Cook County **West**: Unincorporated Cook County R-3 / Com Ed	Rezoning to Institutional (INT) and Preliminary Planned Unit Development (PUD)	1.55-acres

PROPERTY HISTORY

The 1.55-acre subject property has been owned and used by the Lemont Fire Protection District for Fire Station No. 2 for several decades. The property is currently zoned R-2, Single-Family Detached Residential District, and is developed with the existing fire station and associated site improvements. An existing cellular communications tower is also located on the property and will remain as part of the proposed redevelopment.

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 Institutional (INST).	The proposal is generally consistent with the UDO, subject to the requested deviations within the PUD.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Cover Letter, Narrative and TRC Comment Responses
4. Site Survey
5. Architectural Set
6. Exterior Renderings
7. Civil Set Plans
8. Landscaping Plans
9. Stormwater Report
10. Photometrics

Attachment 1 - Staff Analysis – LFPD Station 2 Rezoning & Preliminary PUD

CONSISTENCY WITH COMPREHENSIVE PLAN

The Lemont 2030 Comprehensive Plan designates the subject property as Institutional, consistent with the property's long-standing use as Lemont Fire Protection District Station No. 2. The proposed redevelopment will continue the existing public safety use of the property with construction of a new fire station and associated site improvements.

The proposed rezoning from R-2 Single-Family Detached Residential District to INT Institutional District will bring the zoning classification into greater alignment with the Comprehensive Plan's Institutional future land use designation and the established use of the property.

GENERAL ANALYSIS

Rezoning. The subject property is currently zoned R-2, Single-Family Detached Residential District and has been developed and operated as Lemont Fire Protection District Station No. 2 for several decades. The proposed rezoning to the INT Institutional District would establish a zoning classification that reflects the property's existing and proposed use.

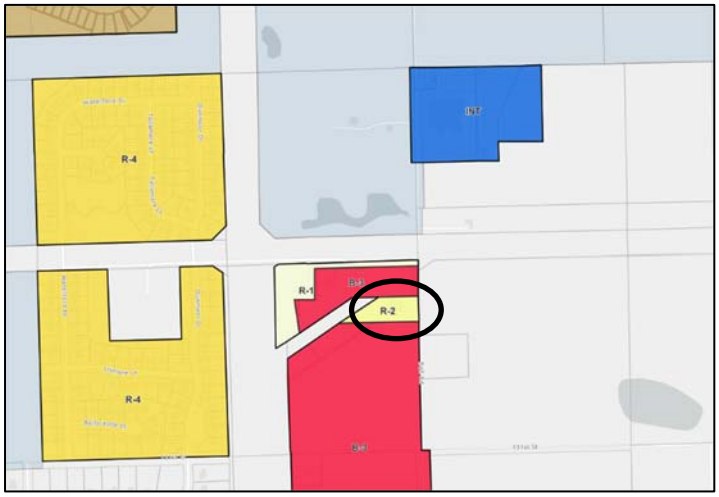

***Figure 1**: Village of Lemont zoning map. Circled R-2 area is subject property proposed for rezoning to INT.*

The INT District is designed to provide an environment for civic, educational, governmental, recreational, and religious uses. A municipal fire station is consistent with the intended purpose of the district. Rezoning to INT will also allow an Electronic Message Center (EMC) along Bell Road, which is not permitted within residential zoning districts. The proposed EMC is further discussed as part of the Preliminary PUD and requested deviations below.

Standards for Rezoning. Illinois courts have established a set of criteria for evaluating the validity of zoning changes. These criteria, commonly known as the LaSalle factors, serve as a useful guide to planners and appointed and elected officials when considering zoning

changes. It has been Village practice to consider the following LaSalle factors when reviewing a proposed zoning change:

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

In considering the LaSalle factors, the property has been developed and operated as Fire Station No. 2 for several decades, and the proposed redevelopment will continue the same public facility use. The existing R-2 Single-Family Detached Residential District does not reflect the established use of the property, while the proposed INT zoning is specifically intended to accommodate governmental and civic uses.

The proposed rezoning is also consistent with the Comprehensive Plan's Institutional future land use designation and will allow the property to be redeveloped with a modern fire station while remaining in its established public safety use. Rezoning to INT will also allow an Electronic Message Center along Bell Road, subject to the applicable UDO standards and PUD deviations discussed below.

Traffic, Site Design, Access and Parking.

The proposed redevelopment will replace the existing Fire Station No. 2 with a new fire station on the same property. The use of the site will remain unchanged; therefore, a traffic impact study was not required as part of the Preliminary PUD review.

The proposed site plan provides 16 parking spaces and maintains access from Bell Road, which is under Cook County jurisdiction. The site has been designed to accommodate fire apparatus circulation and employee and visitor parking while retaining the existing cellular communications tower. Final access and site improvements will remain subject to applicable Village and Cook County review and permitting requirements.

Building Design and Architecture.

The proposed 11,248-square-foot fire station incorporates a contemporary civic design organized around the operational needs of the Fire District. The building includes the apparatus bay and residential and support areas for the station. The proposed building height is approximately 26 feet and complies with the 35-foot maximum height of the INT District.

Exterior materials include brick veneer, rough-cut and honed stone masonry, and metal composite wall panels. The proposed stone is identified as the 'Lemont Station 1 Blend,' providing consistency with the architectural character established for the Fire District's new Station No. 1, currently under construction on 127th Street.

The elevations incorporate changes in materials and building height, glazing, canopies, and the taller apparatus bay to provide articulation among the building façades.

Planned Unit Developments (PUDs) & UDO Deviations.

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

The following zoning standards are proposed to be modified through the PUD to allow construction of the fire station as proposed:

Code Section	UDO Requirement	Proposal
§17.07.010 and Table 17-07-01	Minimum side yard setback in the INT District is 30 feet.	The proposed building provides an 18-foot setback along the north side of the property. The proposed south side-yard setback is 48.5 feet, and the rear setback is approximately 90 feet. The proposed north side setback appears to provide greater separation from the property line than the existing building.
§17.11.200 Electronic Message Centers (EMCs)	Electronic Message Centers are subject to the location and design standards of §17.11.200.	The proposed monument sign includes a double-sided Electronic Message Center (EMC) with a 94-inch by 46-inch electronic display. The applicant requests a PUD deviation from the applicable EMC standards to allow the sign as proposed.

§17.26	New development requires a sidewalk along the property frontage with an internal connection to the building.	No sidewalk is proposed along Bell Road. The applicant states that the existing drainage swale within the Bell Road right-of-way and the proposed stormwater management design limit the area available for a sidewalk. The adjoining utility-owned properties to the north and south also do not contain sidewalks to which a new sidewalk would connect.
§17.28.020	All developments shall include provisions for the construction of sanitary sewers and appurtenances designed in accordance with this section.	The Fire District proposes to evaluate the existing septic system for continued use. The nearest sanitary sewer is located more than 1,000 feet from the property. Continued use of the septic system is therefore requested as a PUD deviation, subject to confirmation that the existing system is suitable for reuse.

Together, the proposed deviations accommodate the redevelopment of the existing fire station site while addressing site-specific conditions related to building placement, pedestrian improvements, sanitary service, and signage. The PUD provides flexibility to accommodate these conditions while allowing the property to continue its long-standing public safety use.

REVIEWS & PROCESS

Technical Review Committee (TRC). The proposal was reviewed by the Technical Review Committee (TRC) on August 11, 2026. Following the meeting, the applicant received consolidated review comments addressing zoning, site design, utilities, engineering, landscaping, and other development requirements. The applicant submitted written responses to the TRC comments and revised plans as part of the Preliminary PUD application. The TRC comments and applicant responses are included in the attachments.

Engineering Comments. The Village Engineer reviewed the preliminary engineering plans as part of the TRC process. The preliminary review addressed stormwater management, utilities, Bell Road access, and required outside agency permits. Additional engineering review and coordination will occur as the project advances through Final PUD and final engineering.

The following permits and approvals are anticipated:

- MWRD – site runoff and volume control
- Will/South Cook Soil & Water Conservation District – soil and erosion control
- IEPA – Notice of Intent (NOI)
- IEPA – water
- Cook County – water main extension and Bell Road access
- ComEd – easement permission

Bell Road is under Cook County Department of Transportation jurisdiction.

Landscaping. A Preliminary Landscape Plan has been submitted as part of the PUD application. The plan includes landscaping along the Bell Road frontage and around portions of the building and parking areas. Additional landscaping may be required within the parking area to demonstrate compliance with the UDO requirements for interior parking lot landscaping. Final landscaping compliance will be confirmed as part of the Final PUD review.

CONCLUSION & FINAL SUMMARY

The proposed rezoning would change the zoning of the existing Fire Station No. 2 property from R-2 Single-Family Detached Residential District to INT Institutional District, consistent with the property's existing public safety use and the Comprehensive Plan's Institutional future land use designation. The INT District allows for an EMC, a common signage feature at LFPD facilities throughout the Village. The Preliminary PUD provides for redevelopment of the property with a new fire station and incorporates the requested deviations from applicable UDO standards. The existing use of the property as a fire station will remain unchanged.

If the PZC were to recommend approval of Case 2026-11 Lemont Fire Station No. 2, the following conditions may be considered:

1. Address any outstanding staff or consultant comments related to the Preliminary PUD and rezoning, including compliance with parking lot landscaping requirements and trash enclosure material requirements.
2. Obtain required Cook County Department of Transportation approval for the proposed Bell Road access.
3. Any additional conditions arising through the PZC public hearing.

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

Attachment 2 – Site Photos



Figure 1: View looking southwest at LFPD Station 2 from Bell Road.



Figure 2: View looking west at LFPD Station 2 from Bell Road.



Figure 3: View looking northwest at subject property from Bell Road. Access road to Cell tower shown.

FGMARCHITECTS

September 14, 2026

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

Subject: Lemont Fire Protection District – Station No. 2 Planned Unit Development Submission

Dear Mr. Berry

This letter provides a response to the Technical Review Committee letter dated 8/10/2026 and provides additional information for the purposes of the Planned Unit Development submission. On behalf of the Lemont Fire Protection District, we thank the Village of Lemont for their continued support. If there are any questions or concerns during this process, please contact myself or the District.

Sincerely,

FGM Architects Inc.



Jake McLaughlin, AIA
Senior Associate
jakemclaughlin@fgmarchitects.com

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

Documents Attached:

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

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

Project Summary

1. Acreage and/or square footage of subject site.
   Response: 1.55 acres

2. Square footage of commercial space.
   Response: The fire station is a gross total of 11,248sf

3. Proposed residential density (dwelling units / gross site area).
   Response: The fire station will house a maximum 6 fire fighters on one shift.

4. Total square footage covered by structures.
   Response: Total gross square footage of building is 11,248sf

5. Total square footage covered by roads and other impervious surfaces.
   Response: Approximately 27,026sf

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

7. Number of off-street parking spaces.
   Response: 16

Technical Review Committee Letter Response

Planning Comments from the UDO:

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

2. Provide details regarding cell tower on site so it can be acknowledged in PUD. (i.e. height, ownership, etc.)
   Response: The land lease agreement between the Cook Inlet/VoiceStream Operating Company LLC (cell tower entity) and the Lemont Fire Protection District is part of this submission packet.

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

Standard	INT	Proposal	R-2 Existing
Minimum Lot Size	None	NA	60,000
Minimum Lot Width (in ft)	None	NA	125
Maximum Lot coverage (as pct of lot)	None	NA	35%
Minimum Front Setback (in ft.)	20	63'-4"	50
Minimum Side Yard Setback (in ft.)	30	North(18'-0") South(48'-6")	25
Minimum Corner Side Setback (in ft.)	30	NA	50
Minimum Rear Setback (in ft.)	30	90'-0"	50
Maximum Building Height (in ft.)	35	27'	50
Maximum Floor Area Ratio	2	NA - OK	NA - OK

4. Provide the total height of the building.
   Response: 26'-00"

5. The side setback at 18-feet does not meet R-2 or INT zoning standards. This can be an exception in the PUD.
   Response: Acknowledged.

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

7. Provide details for the trash enclosure. The materials used should match the building.
   Response: Submitted documents for the PUD will address this.

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

Response: Acknowledged

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

10. Stop bars and stop signs shall be placed around the site.
    Response: As applicable, will Comply

11. Rezoning to INT allows for an electronic message board sign along Bell Road. The sign does not meet the other standards, so the following will be an exception in the PUD:
    a. Limestone or products simulating limestone shall be used for the base of all monument signs.
       Response: Monument signage design is included in the PUD preliminary submission.
    b. At least 250 feet from the nearest residentially zoned property that is adjacent to the same street on which the EMC is located. This distance of 250 feet shall be measured from the base of the sign to the nearest property line of the residentially zoned property.
       Response: Nearest property within the Village of Lemont limit zoned residential is over 250 feet away from proposed EMC.
    c. The Sign shall Be incorporated into a monument sign that includes a non-EMC sign message.
       Response: Monument signage design is included in the PUD preliminary submission.
    d. The electronic portion cannot be located above a non-EMC sign.
       Response: Monument signage design is included in the PUD preliminary submission.
    e. The electronic message shall not change more frequently than once every seven seconds.
       Response: Monument signage design is included in the PUD preliminary submission.
    f. EMC cannot exceed 33% of total sign area.
       Response: Monument signage design is included in the PUD preliminary submission.
    g. Flashing, blinking, scrolling, chasing, animation and other similar effects are prohibited.
       Response: Acknowledged
    h. The EMC shall display a maximum of two colors at any given time. The background of the EMC must remain black at all times and the black background does not constitute a color toward the two-color limit.
       Response: Acknowledged

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

13. Provide details on wall signs. One wall sign per street frontage is allowed on an elevation (therefore one sign). Be limited in area to one square foot per each lineal foot of building frontage to a maximum area of 96 square feet.
    Response: See exterior elevation sheet included in packet for additional information. Building mounted signage complies with this provision.

14. All development requires a sidewalk along the property line with an internal connection to the building front. An exception from this standard can be incorporated into the PUD and the applicant can pay a fee in lieu.
    Response: A sidewalk along the property frontage is not possible when considering the existing stormwater drainage swale within the bell road right-of-way and the engineers approach to stormwater management on the site. A new sidewalk would take away critical space for the site to properly manage stormwater. Currently the north and south properties do not have a sidewalk to connect to and are owned by utility companies.

15. Generators and mechanical equipment shall be screened from the right of way. All mechanical equipment shall be landscaped.
    Response: Information for screening included in documents.

16. The use of a septic system without connecting to Village utilities is an exception in the PUD.
    Response: Acknowledged.

17. Verify the use of curb and gutter. Any location it's missing shall be called out in PUD – It is understood that portions may be depressed for BMPs.
    Response: Will comply

<u>Landscaping:</u>

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

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

20. Detention and/or retention basins and ponds shall be landscaped along the perimeter of the high water level of the basin or pond. Such landscaping should include canopy and ornamental trees, evergreens, shrubbery, hedges, and/or other plants. In selecting and arranging the plantings, consideration should be given to water conservation. To ensure safety, adequate visibility to the basin or pond area shall be maintained.

Response: Will Comply

21. One plant unit per 100 feet of street frontage is required along Bell Road. Verify this is met.
    Response: Will Comply.

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

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

24. Interior Parking Lot Landscaping:
    e. Landscaped areas totaling at least 35 square feet per parking stall shall be provided on the interior of the parking lot.
    f. The interior parking lot landscaped areas ("landscaped islands") shall generally be dispersed throughout the parking lot and should be designed to delineate vehicular or pedestrian circulation patterns.
    g. Each landscaped island shall be a minimum of 9 × 9 feet in size, as measured from back of curb to back of curb. The soil contained within each island shall be mounded to provide additional visual relief and to improve drainage for plants.
    h. At least one canopy tree shall be installed in each required landscaped island.
    Response: See landscape plan for design intent. Project complies with ordinances.

<u>Engineering Comments (Forwarded prior to meeting):</u>

1. Permits needed
   a. MWRD – site run off & volume control
   b. Will South Cook Soil & Erosion
   c. IEPA NOI
   d. IEPA Water
   e. Cook County – Water main extension & Bell Road Access
   f. Com Ed – for easement permission
   Response: Acknowledged.

2. Utilities:
   a. Water – 12” correct as shown on water exhibit
   b. Sanitary – 8” on Dunmoor Drive, 10” at Grand Prairie Water Commission Easement
   c. Septic requires exception to Village Code – clarify reason in application

d. Storm – potentially runs to pond at old Mid Iron
Response: Site ties into existing stormwater ditch on west side of Bell Road. Closest sanitary line is over 1000feet from property line.

3. Bell Road is under Cook County DOT jurisdiction.
Response: Acknowledged.

4. Other notes: Village Engineer met with design team on 8.6.2026 to discuss stormwater concerns. MWRD will not require detention here, but Village code does. Rather than designing underground detention, BMP will be explored. Exceptions to the UDO shall be identified in the PUD process.
Response: Civil documents included in submission identifying BMP extents.

5. Ensure ADA parking is met.
Response: Will comply.

BOUNDARY AND TOPOGRAPHIC SURVEY

Vanderstappen Land Surveying, Inc.
www.vandersinc.com
134 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax815-337-8314
"Always faithful to the property line"

The North 175.00 feet of the following described tract of land: Beginning at the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 35, Township 37 North, Range 11 East of the Third Principal Meridian, thence North 10'2.20 feet along the East line of said Southeast Quarter of the Northeast Quarter to a point that is 250.00 feet South of the North line of the Southeast Quarter of the Northeast Quarter; thence West along a line parallel with the North line of the Southeast Quarter of the Northeast Quarter a distance of 27942 feet; thence Southwesterly 762.89 feet along the Southeasterly Commonwealth Edison Company right-of-way to a point on a line, said line being 400.00 feet East of and parallel with the West line of the Southeast Quarter of the Northeast Quarter of said Section 35; thence South 669.65 feet along said parallel line to a point on the South line of the Southeast Quarter of the Northeast Quarter of Section 35; thence East 922.11 feet to the Place of Beginning, (except the South and East 33.00 feet thereof taken for right-of-way) in Cook County, Illinois.



LEGEND

AR	AIR CONDITIONER
●	BOLLARD
←	DOWN GUY
E	ELECTRIC HANDHOLE
EM	ELECTRIC METER
EO	ELECTRIC OUTLET
⊕	FLAG POLE
⊳	FLARED END SECTION
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊠	FOUND MONUMENT
GM	GAS METER
⊕	GAS PIPELINE MARKER
☼	LIGHT
MB	MAIL BOX
SL	SEPTIC LID
✠	ST. CROSS
S	SIGN
T	TELEPHONE HANDHOLE
TR	TELEPHONE RISER
TF	TRANSFORMER
	TREE
UP	UTILITY POLE
W	WELL
(U)	USED
(R)	RECORD
(M)	MEASURE



DETAIL

OVERHEAD UTILITIES
GAS UTILITIES (MARKED BY OTHERS)
TELEPHONE UTILITIES MARKED BY OTHERS)
FIBER OPTIC UTILITIES (MARKED BY OTHERS)
ELECTRIC UTILITIES (MARKED BY OTHERS)

PROJECT BENCHMARK
NATIONAL GEODETIC SURVEY
DESIGNATION H140"
ELEV=590.84 NAVD88

CLIENT: RIKSSON ENGINEERING ASSOCIATES, LTD.
DRAWN BY: SES CHECKED BY: APG
SCALE: 1"=30' SEC. 35 T. 37 R. 11 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
I.L.N.: 22-35-20-028
JOB NO.: 250119 I.D. TP9
FIELDWORK COMP: 3/5/25 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use or possession should be hereon implied.
* This survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

ARTHUR P. ONTIVEROS
035-001857
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/2026
WOODSTOCK, ILLINOIS

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Dated at Woodstock McHenry County, Illinois 3/11 A.D., 2025.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 3857

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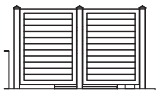
GENERAL SITE PLAN NOTES

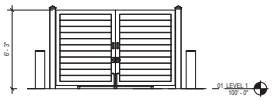
1. REFER TO G-SERIES SHEETS FOR TYPICAL ABBREVIATIONS, SYMBOLS & TAGS.
2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
3. EXPOSED FERROUS METALS ARE TO BE PAINTED, U.N.O.
4. PROVIDE GALVANIC SEPARATION BETWEEN DIFFERENT METAL TYPES, TYP.
5. NOTE ANY DISCREPANCIES BETWEEN CIVIL AND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

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- NEW CONCRETE PAVING 10' FOR DRIVE AISLES 5' FOR SIDEWALKS
- NEW ASPHALT PAVING HEAVY DUTY IN DRIVE AISLES STANDARD IN PARKING STALLS
- LEACH FIELD
- SNOWMELT SYSTEM
- GRAVEL



6 EXT ELEV - TRASH ENCLOSURE NORTH
1/4" = 1'-0"



5 EXT ELEV - TRASH ENCLOSURE EAST
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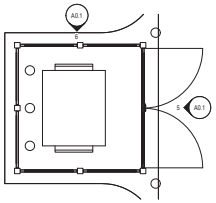
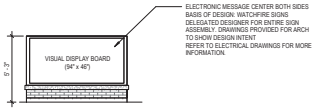
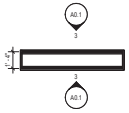


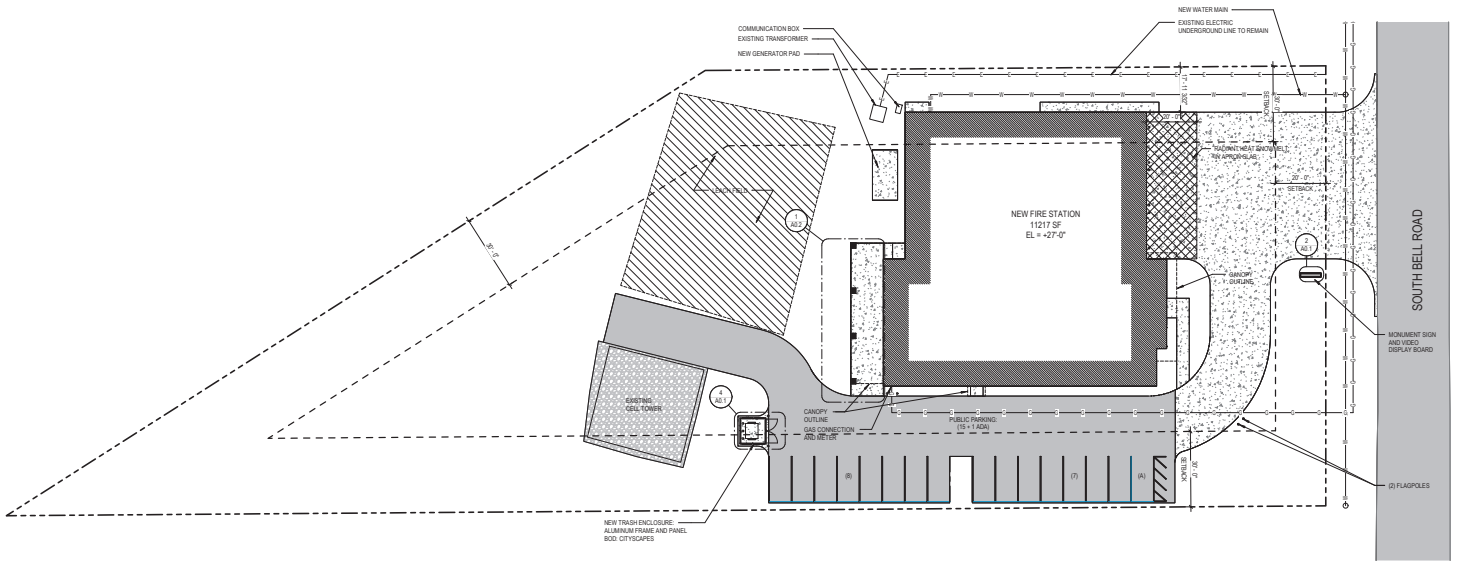
4 ENLARGED PLAN - TRASH ENCLOSURE
1/4" = 1'-0"



3 ELEVATION - EXTERIOR SIGN
1/4" = 1'-0"



2 ENLARGED PLAN - EXTERIOR SIGN
1/4" = 1'-0"



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

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

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE		
NO.	DATE	DESCRIPTION
	09.14.2026	PUD SUBMISSION

LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

ARCHITECTURAL SITE PLAN

SHEET NO.
A0.1

JOB NO. 23-3857.03

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Autodesk Docs://Lemont FPD Host/23-3857.01_LemontFPD_Station2_2024_SD.rvt
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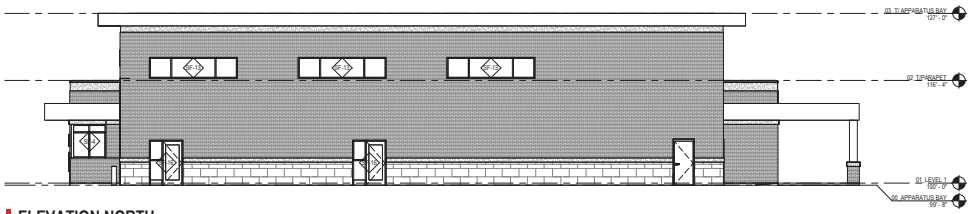
EXTERIOR MATERIALS LEGEND

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

STONE MASONRY (ROUGH CUT)
SM-1 BLOCK UNITS
MFR: SILVERDALE QUALITY STONE
SIZE: DIMENSIONAL HEIGHTS (SAWED TOP AND BOTTOM W. SPLIT ENDS)
COLOR: LEMONT STATION 1 BLEND
USE: AS BLDG. STONE MASONRY AS INDICATED

STONE MASONRY (HONED)
SM-2
MFR: SILVERDALE QUALITY STONE
SIZE: VARIES, SEE ELEVATIONS
COLOR: LEMONT STATION 1 BLEND
USE: STONE BANDING AS INDICATED

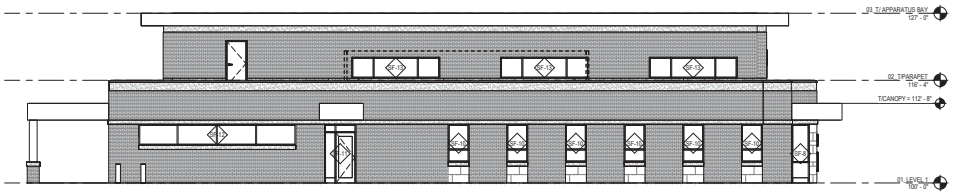
METAL COMPOSITE WALL PANEL (DESIGN BASIS)
MP-1
MFR: REYNOBOND
STYLE: 4MM FR
PAINT SYSTEM: COLORWELD 500
PAINT FINISH: SUNSHINE GRAY
TEXTURE: SMOOTH



4 ELEVATION NORTH
1/8" = 1'-0"



3 ELEVATION WEST
1/8" = 1'-0"



2 ELEVATION SOUTH
1/8" = 1'-0"



1 ELEVATION EAST
1/8" = 1'-0"

fgma
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ILLINOIS PROFESSIONAL DESIGN FIRM #184.006550

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ISSUANCE		
NO.	DATE	DESCRIPTION
	09.14.2026	PUD SUBMISSION

LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

EXTERIOR ELEVATIONS

SHEET NO.
A2.0

JOB NO. 23-3857.03

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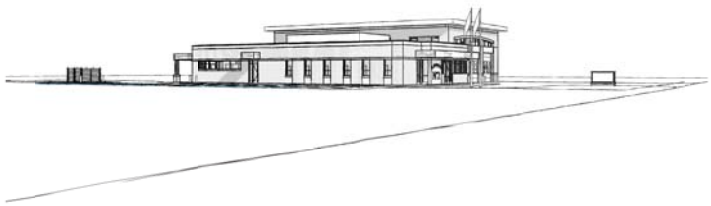
5 EXTERIOR PERSPECTIVES



6 EXTERIOR PERSPECTIVES



3 EXTERIOR PERSPECTIVES



4 EXTERIOR PERSPECTIVES



1 EXTERIOR PERSPECTIVES



2 EXTERIOR PERSPECTIVES

fgma
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ILLINOIS PROFESSIONAL DESIGN FIRM #184.000550

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ISSUANCE		
NO.	DATE	DESCRIPTION
	09.14.2026	PUD SUBMISSION

LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

EXTERIOR PERSPECTIVES

SHEET NO.
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JOB NO. 23-3857.03

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LEMONT FPD
FIRE STATION 2

12940 SOUTH BELL ROAD
LEMONT, ILLINOIS 60439



SITE LOCATION MAP (N.T.S.)

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

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

SURVEY PROVIDED BY:

Plat of Survey Provided By Vanderstappen Land Surveying, Inc. For Eriksson Engineering Associates, LTD. on 03-11-2025. Job No. 250119

PROJECT BENCHMARKS

1. *Site Bench Mark – Shown On C1.0*
   Top Of Well Near Gravel Display In Front Of Exisitng Building
   Elevation 734.84 NAVD88

J.U.L.I.E.

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

INDEX OF SHEETS

C0.0	Civil Engineering Cover Sheet
C1.0	Site Demolition Plan
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C3.0	Site Utility Plan
C4.0	Grading & Paving Plan
C5.0	Soil Erosion & Sediment Control Plan
C6.1	Site Work Details
C6.2	Site Work Details
L1.0	Lanscape Plan
TP1.0	Tree Preservation Plan

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ILLINOIS PROFESSIONAL DESIGN FIRM #184.000350

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ISSUANCE		
NO	DATE	DESCRIPTION
1	9.14.2026	PUD SUBMISION

LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

CIVIL ENGINEERING COVER SHEET

SHEET NO.
C0.0

JOB NO. 23-3857.03

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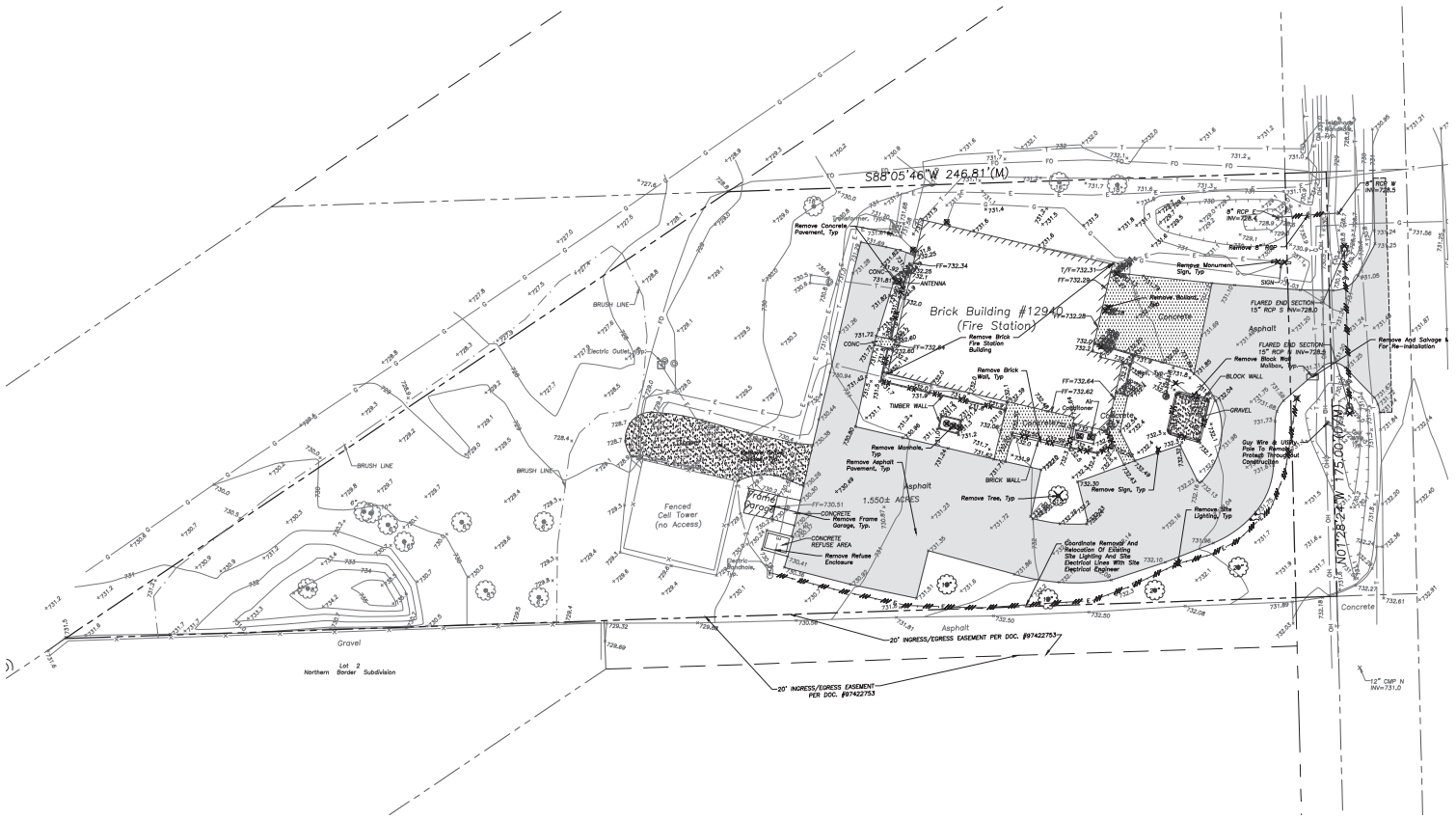

DEMOLITION NOTES

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

DEMOLITION LEGEND

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

20' 0' 20' 40' 60'

Scale: 1"= 20'

LEGEND

EXISTING	PROPOSED
Manhole	
Drainage Structure	
Drainage Structure	
Area Drain	
Clean Out	
Flared End Section	
Storm Sewer	
Sanitary Sewer	
Combined Sewer	
Water Main	
Gas Line	
Overhead Wires	
Electrical Cable (Buried)	
Telephone Line	
Fire Hydrant	
Valve Vault	
Buffalo Box	
Downspout	
Bollard	
Gas Valve	
Gas Meter	
Electric Meter	
Electric Manhole	
Hand Hole	
Light Pole	
Light Pole w/ Mast Arm	
Utility Pole	
Telephone Pedestal	
Telephone Manhole	
Sign	
Fence	
Accessible Parking Stall	
Curb & Gutter	
Depressed Curb	
× C 782.50 / × G 780.00 — Curb Elevation	C 782.50 / G 780.00
× P 783.25 — Gutter Elevation	
× W 782.10 — Pavement Elevation	P 783.25
× 784.0 — Sidewalk Elevation	W 782.10
× T/W 785.20 — Ground Elevation	784.0
Top of Retaining Wall Elevation	T/W 785.20
Swale	
781 — Contour Line	781
Deciduous Tree	
Coniferous Tree	
Brushline	
Tree Protection Fencing at Drip Line	

GENERAL NOTES

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

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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE DEMOLITION PLAN

SHEET NO.
C1.0

JOB NO. 23-3857.03

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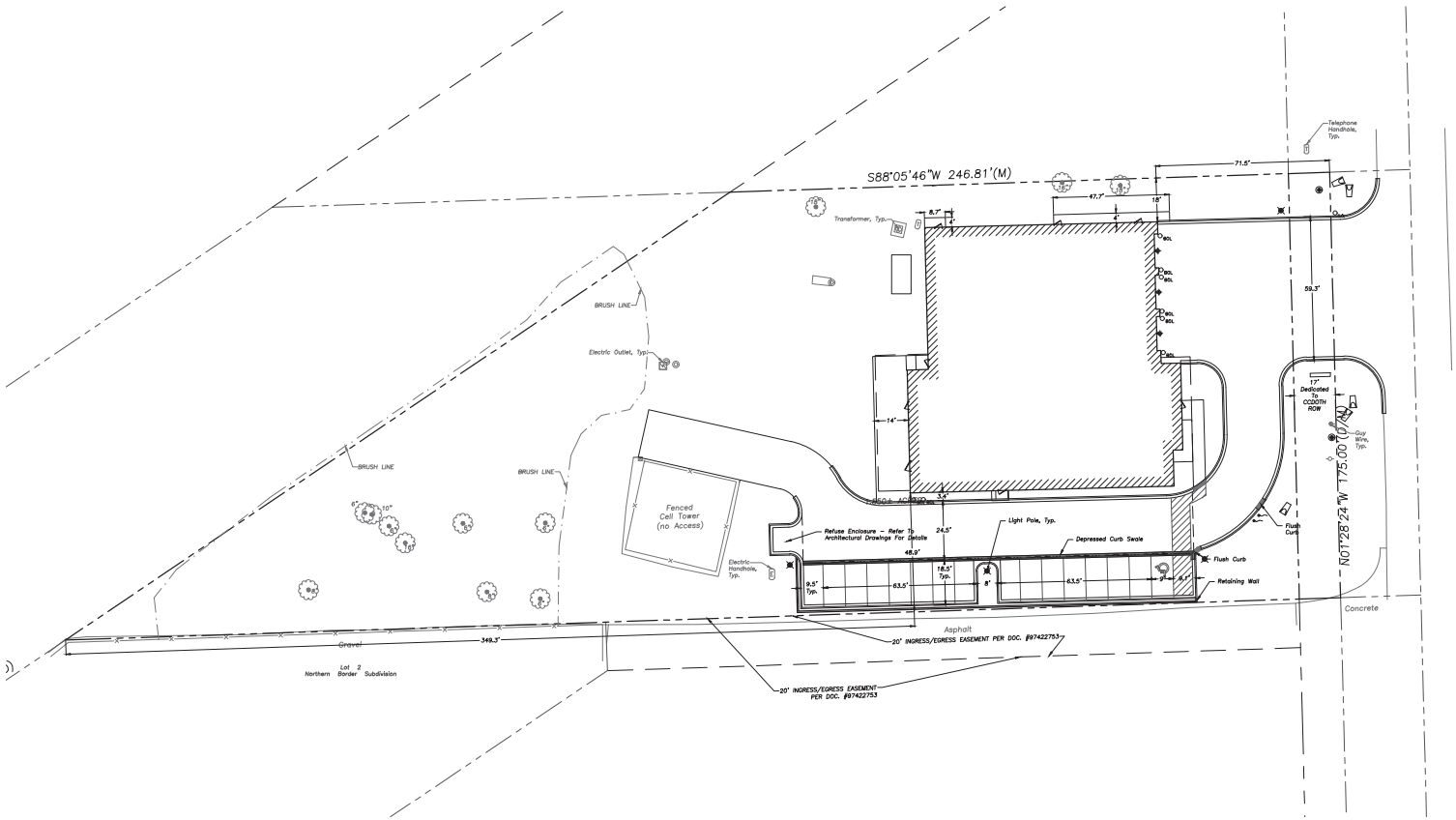

GEOMETRY NOTES

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

N

20' 0' 20' 40' 60'

Scale: 1"= 20'

LEGEND

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

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9. *Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.*
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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE GEOMETRY PLAN

SHEET NO.
C2.0

JOB NO. 23-3857.03

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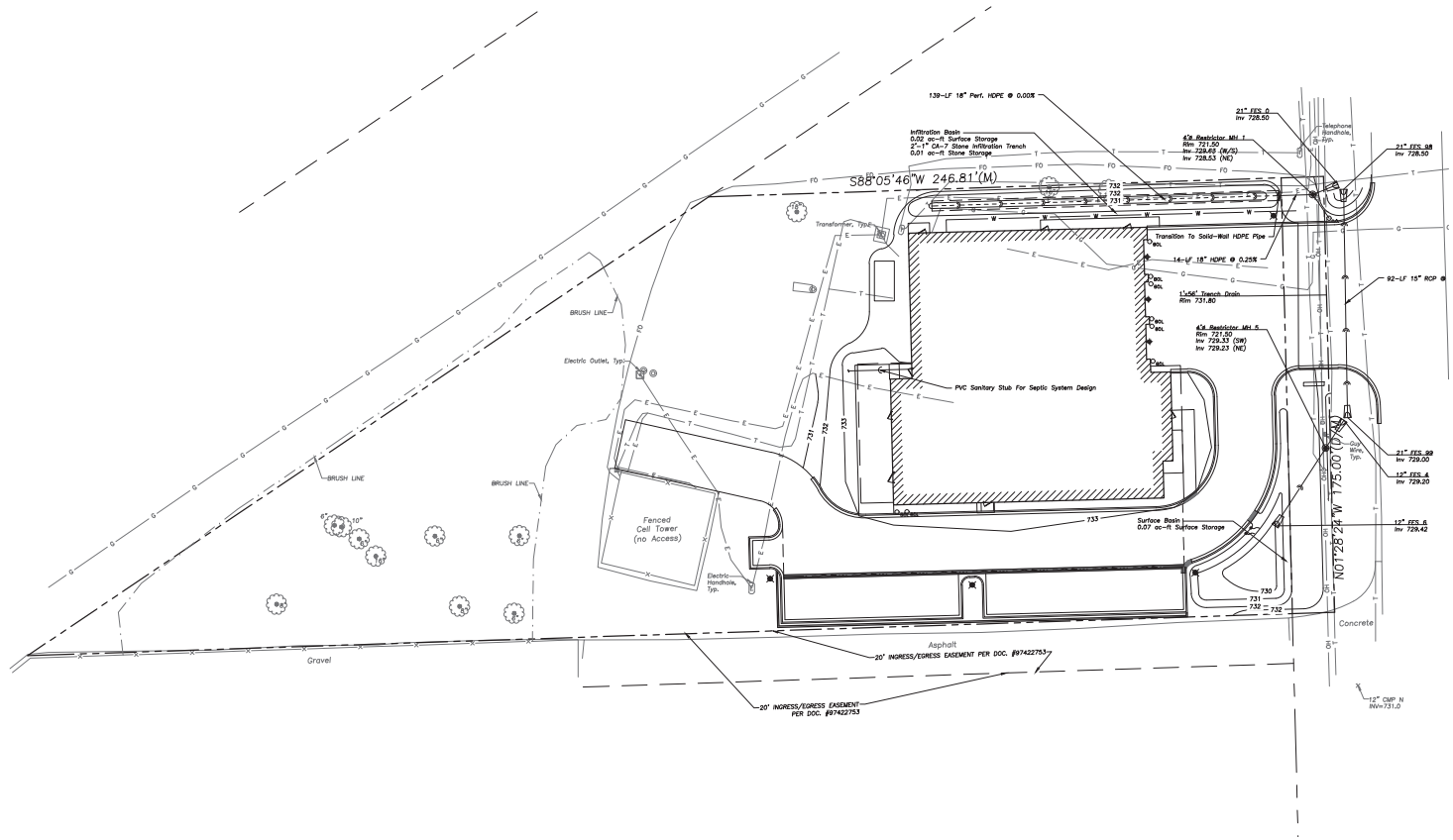

20' 0' 20' 40' 60'

Scale: 1"= 20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 780.00	Gutter Elevation	G 780.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

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2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify The Owner, Engineer and The Village Of Lemont A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It Is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
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9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

UTILITY NOTES

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

STRUCTURE NOTES

1. All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.
2. All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:
   4' Diameter Structure- 4"
   5' Diameter Structure- 6"
   6' Diameter Structure- 8"
3. All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
4. All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.
5. Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.
6. All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" imprinted as Appropriate.
7. For All Structures indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.
8. All Flared End Sections 12" and Larger Shall include an IDOT Standard Grate.
9. All Flared End Sections Shall Be Concrete.
10. All Sanitary Manholes Shall include a Chimney Seal.

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SITE UTILITY PLAN

SHEET NO.
C3.0

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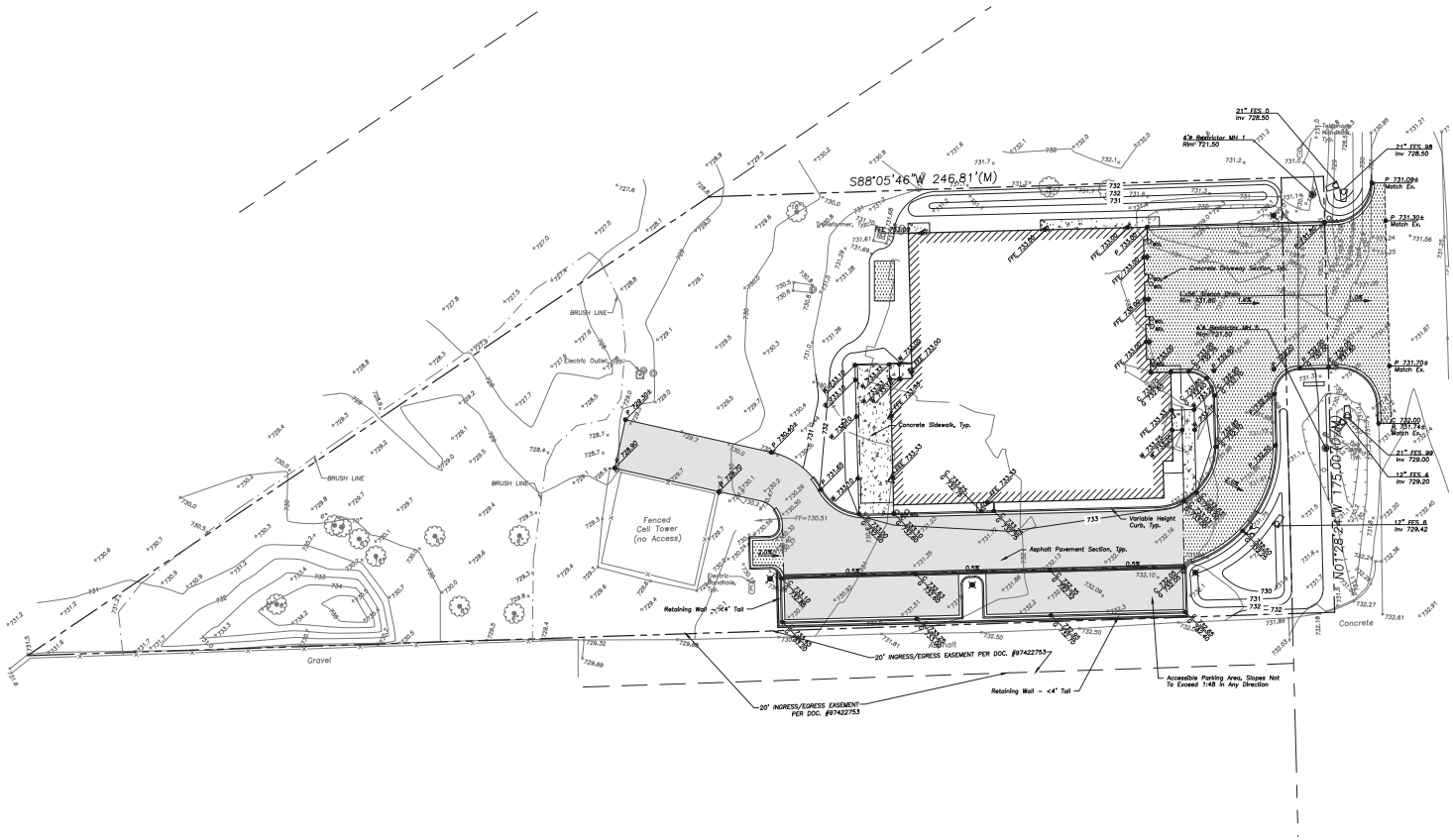

GRADING NOTES

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

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 5 oz/sy

Concrete Driveway Section
8" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Stormwater Overland Flow Path

Ridge Line/High Point

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5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It Is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

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NO	DATE	ISSUANCE DESCRIPTION
1	9.14.2026	PUD SUBMISION

LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

GRADING & PAVING PLAN

SHEET NO.
C4.0

JOB NO. 23-3857.03

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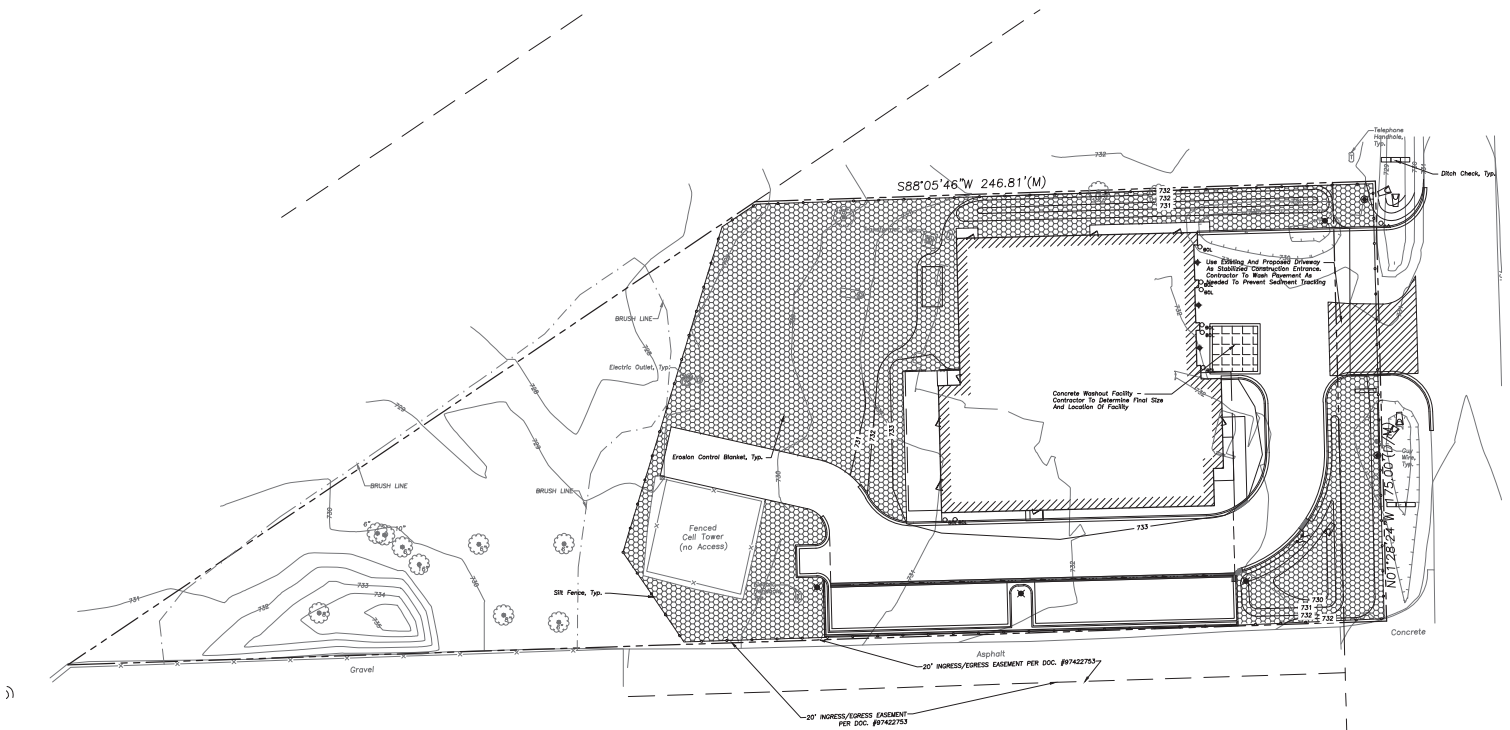

Scale: 1"= 20'

LEGEND

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

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify The Owner, Engineer and The Village Of Lemont A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It Is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
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10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

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

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

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

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket North American Green DS75 Or Approved Equal
- Erosion Control Ditch Check

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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NO.
C5.0

JOB NO. 23-3857.03

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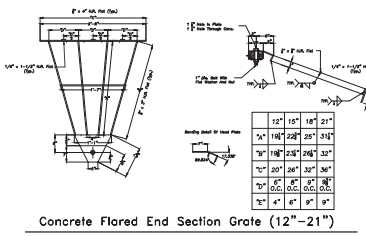
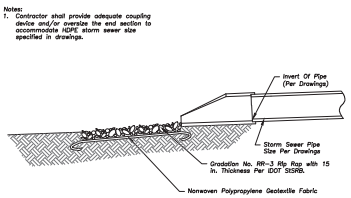
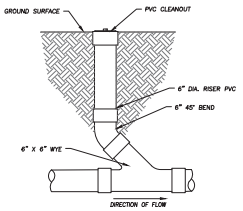


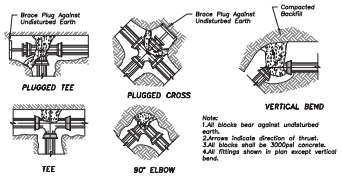
Concrete Flared End Section Grate (12"–21")



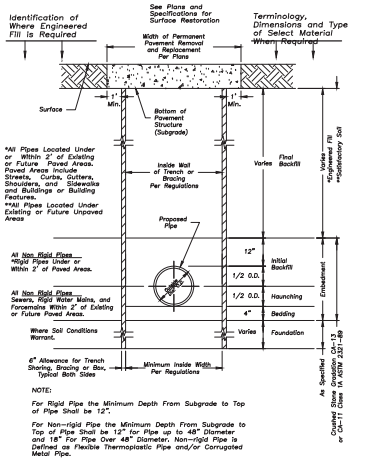
RIP RAP AT FLARED END SECTION



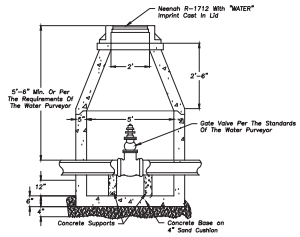
PVC CLEANOUT



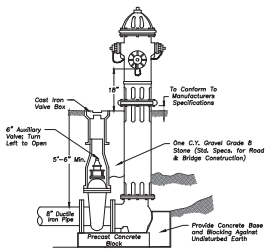
THRUST BLOCKING



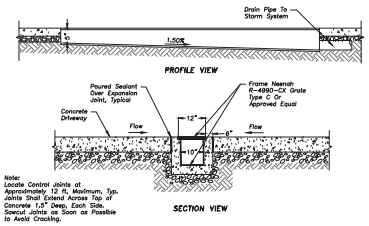
STORM SEWER AND WATER TRENCH SECTION



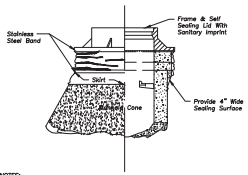
WATER VALVE VAULT



HYDRANT INSTALLATION

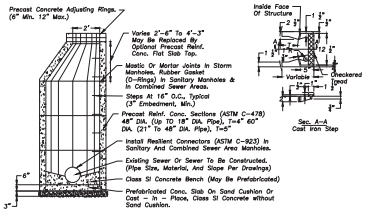


TRENCH DRAIN SECTION



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

SANITARY MANHOLE CHIMNEY SEAL



MANHOLE – 48"–60" DIA.

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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE WORK DETAILS

SHEET NO.
C6.1

JOB NO. 23-3857.03
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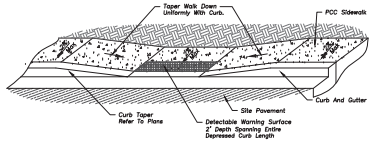
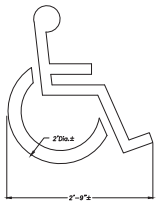
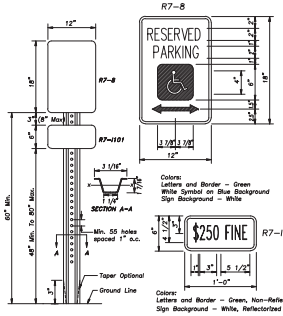


DEPRESSED ACCESSIBLE LANDING DETAIL



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

ACCESSIBLE PARKING STALL PAVEMENT MARKING



Notes: Dimensions Shown For Cross Sections Are Minimum.

All Holes Are 3/8"ø. Minimum Section Modulus About The X–X Axis Of The Post Shall Be 0.23 In.

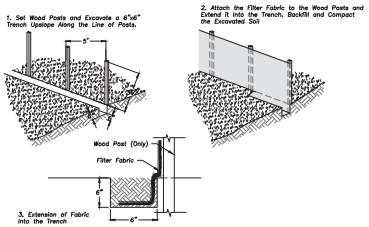
For Posts In Which Holes Are Punched Or Drilled For More Than Half Their Length, The Section Modulus Shall Be Computed For The Net Section.

3'–6" Post Bury Depth.

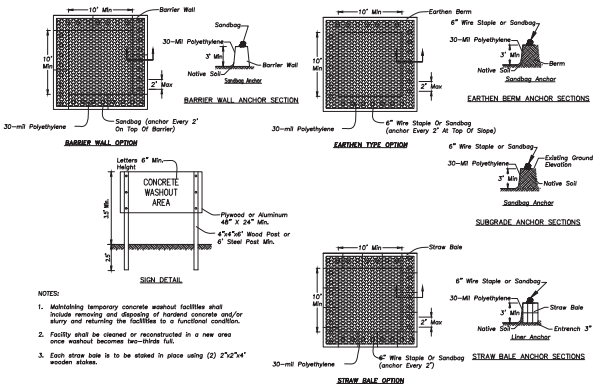
Post Shall Weigh 2.00 Lb./ft Length.

One In 8 Accessible Parking Spaces Must Be Van Accessible, Minimum Of One Van Accessible Spaces Have The Same Requirement Except They Must Also Have 96" Of Clear Vertical Space.

ACCESSIBLE PARKING SIGN



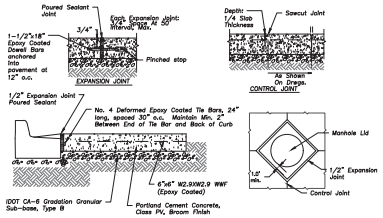
SILT FENCE CONSTRUCTION (AASHTO 288–00)



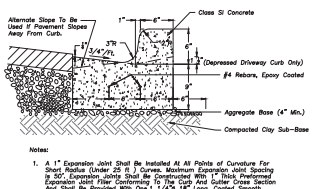
NOTES:

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

CONCRETE WASHOUT FACILITY



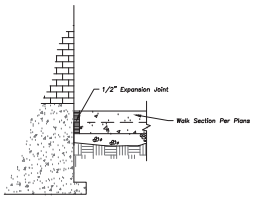
CONCRETE PAVEMENT DETAILS



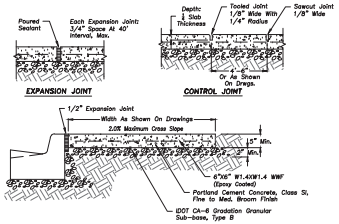
Notes:

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

B–6.12 CURB & GUTTER

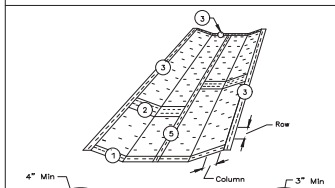


WALK ADJACENT TO BUILDING



PORTLAND CEMENT CONC. SIDEWALK

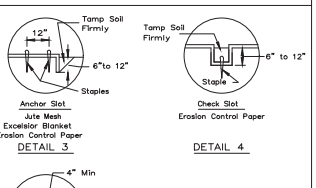
EROSION BLANKET PLAN



REFERENCE			
Project			
Designed	Date		
Checked	Date		
Approved	Date		

NRCS — STANDARD DWG. NO. IL–530 — SHEET 1 OF 2 — DATE 5–24–94

EROSION BLANKET PLAN



NOTES:

1. On erosion control paper, check slots, in ditch channel shall be spaced so that one occurs within each 50' on slopes of more than 4% and less than 6%. On slopes of 6% or more, they shall be spaced so that one occurs within each 25'.
2. Staples are to be placed alternately, in columns approximately 2' apart and in rows approximately 3' apart. Approximately 175 staples are required per 4'x 225' roll of material and 125 staples are required per 4'x 150' roll of material.
3. Erosion control material shall be placed loosely over ground surface. Do not stretch.
4. All terminal ends and transverse laps shall be stapled at approximately 12" intervals.

REFERENCE			
Project			
Designed	Date		
Checked	Date		
Approved	Date		

NRCS — STANDARD DWG. NO. IL–530 — SHEET 2 OF 2 — DATE 3–1–95

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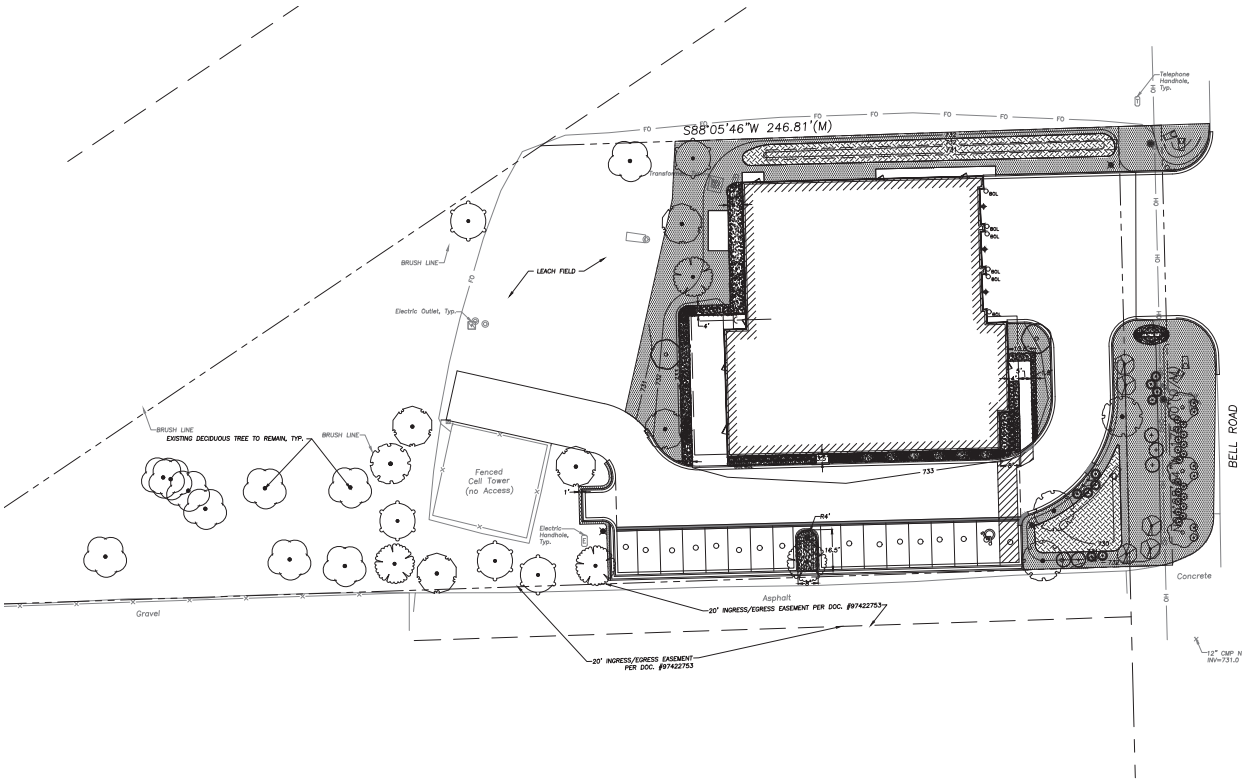
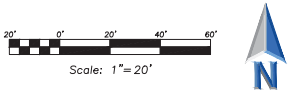




LANDSCAPE NOTES:

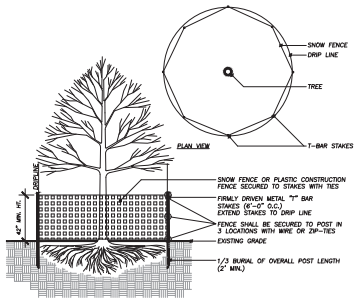
1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE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

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES					
	LIQ STY	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	B & B	2.5" CAL.	4
	OST VIR	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM	B & B	2.5" CAL.	5
	QUE ELL	QUERCUS ELLIPSOIDALIS / NORTHERN PIN OAK	B & B	2.5" CAL.	5
	TAX MIC	TAXODIUM DISTICHUM 'MICKELSON' / SHAWNEE BRAVE™ BALD CYPRESS	B & B	2.5" CAL.	4
UNDERSTORY TREES					
	CER TOB	CERCIS CANADENSIS 'RNI-RCC3' / MIDNIGHT EXPRESS™ EASTERN REDBUD	B & B	2" CAL.	3
	ORA IN3	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	B & B	2" CAL.	2
SYMBOL	CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
DECIDUOUS SHRUBS					
	CEA AME	CEANOTHUS AMERICANUS / NEW JERSEY TEA	B & B	18" HT.	14
	COR RES	CORNUS SERICEA / RED TWIG DOGWOOD	CONT.	24" HT.	5
	COR FA4	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	B & B	18" HT.	10
	SAM BL3	SAMBUCUS NIGRA 'BLACK LACE' / BLACK LACE ELDERBERRY	B & B	24" HT.	4
	SPI DP2	SPIRAEA X 'NCSX2' / DOUBLE PLAY DOOZIE® SPIREA	B & B	18" HT.	14
	VIB ARR	VIBURNUM DENTATUM / VIBURNUM	CONT.	24" HT.	5
EVERGREEN SHRUBS					
	PIN SLO	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE	CONT.	18" HT.	31
	THU TOO	THUJA OCCIDENTALIS 'LINESVILLE' / LINESVILLE ARBORVITAE	CONT.	18" HT.	18
GRASSES					
	CEN GY	CENCHRUS ALOPECUROIDES 'BURGUNDY BUNNY' / BURGUNDY BUNNY DWARF FOUNTAIN GRASS	CONT.	#1	133
	SCH CAR	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM	CONT.	#1	24
SYMBOL	CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
PERENNIALS					
	ALL CER	ALLIUM CERNUUM / NODDING ONION	CONT.	#1	82
	AST PTA	ASTER PTARMICOIDES / UPLAND WHITE ASTER	CONT.	#1	71
	HEU DAL	HEUCHERA AMERICANA 'DALE'S STRAIN' / AMERICAN ALUMROOT	CONT.	#1	102
TURF GRASS					
	TUR HYD	TURF HYDROSEED / DROUGHT TOLERANT FESCUE BLEND	SEED		8,853 SF

SITE MATERIALS SCHEDULE

	EXISTING TREES TO REMAIN	10
	MULCH	1,468 SF
	WET-MESIC PRAIRIE SEED MIX	2,019 SF



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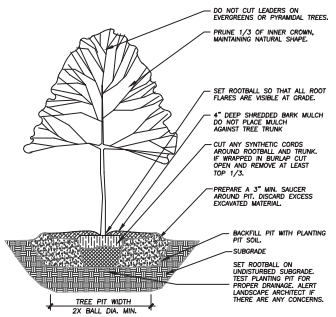
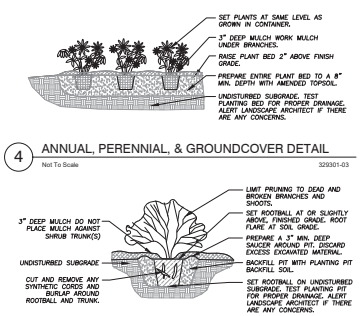


2 TREE PLANTING DETAIL
Not To Scale 329343-46



3 SHRUB PLANTING DETAIL
Not To Scale 329333-01

4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL
Not To Scale 329301-03

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STATE OF ILLINOIS
STEVEN S. GREGORY
157-000182
REGISTERED LANDSCAPE ARCHITECT
Expiration: 08/31/2027

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

NO	DATE	ISSUANCE DESCRIPTION
	09.14.2026	PUD SUBMISSION

LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

LANDSCAPE PLAN

SHEET NO.
L1.0

JOB NO. 23-3857.03

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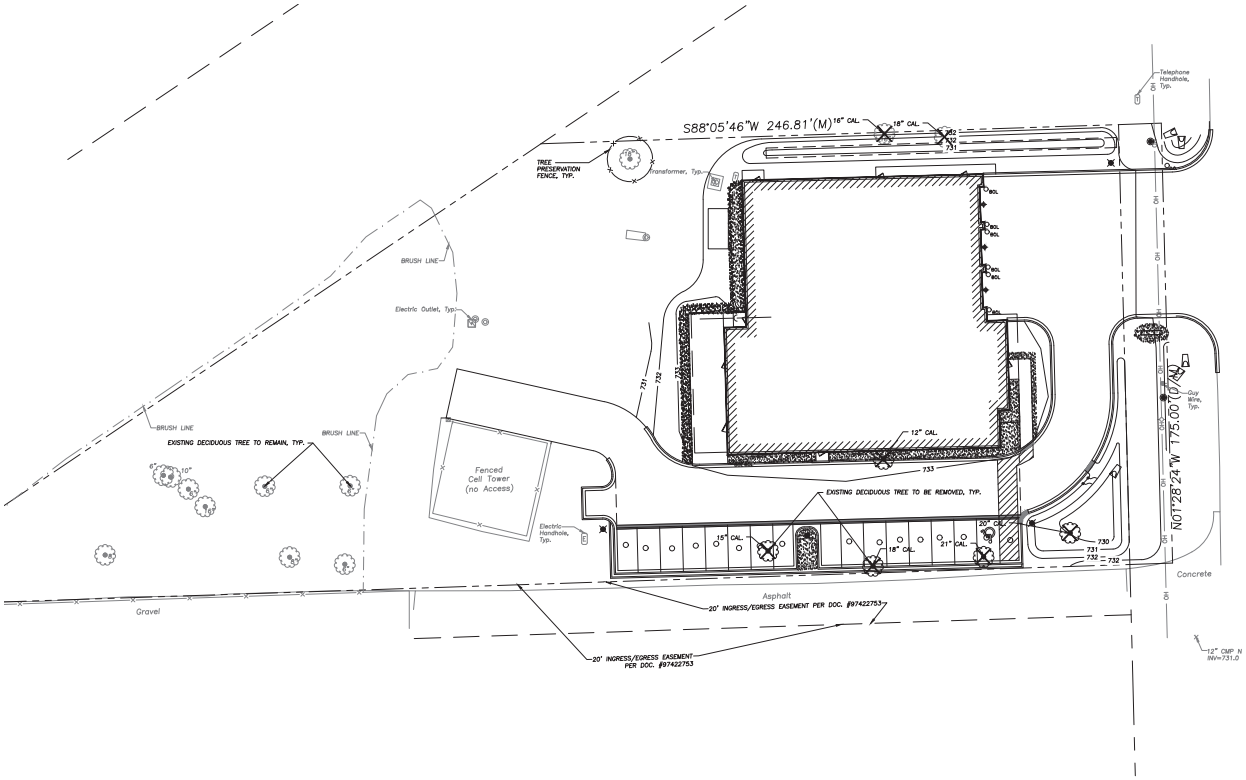

20' 0' 20' 40' 60'

Scale: 1"=20'

TREE PRESERVATION NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.
2. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
3. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
5. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
6. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
7. TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.
8. TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
9. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AS SHOWN IN PLAN.
10. REVIEW TREE PROTECTION FENCE INSTALLATION WITH LANDSCAPE ARCHITECT, CITY FORESTER OR OWNERS REPRESENTATIVE PRIOR TO START OF CONSTRUCTION ACTIVITIES.
11. CONTRACT/ CONSTRUCTION FENCE TO INCLUDE PERIMETER OF TREE PROTECTION FENCE WHERE THESE INTERSECT.
12. MAINTAIN TREE PROTECTION AND FENCE WITHIN CONSTRUCTION/WORK LIMIT FENCE FOR THE DURATION OF THE PROJECT.
13. NO STAGING, TRENCHING, DIGGING, TRAFFICKING, RE-GRADING OR OTHER IMPACT SHALL BE ALLOWED IN TREE PROTECTION AREA.
14. CONTRACTOR MUST COORDINATE PLACEMENT OF EROSION CONTROL FENCE WITH TREE PROTECTION TO ENSURE MAXIMUM PROTECTION OF ROOTS, AND SOIL IN CANOPY ZONE.
15. TREE MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF DEBRIS ABD DUST PROTECTION. WASH TREE AND LEAVES WITHIN 24 HOURS POST OVERSPRAY FROM DUST, PAINT, CONSTRUCITON RESIDUE.
16. TEMPORARILY TIE CANOPY IF NEEDED FOR OVERHEAD PROTECTION, NOT TOO EXCEED 24 HOURS PER WEEK.
17. WHEN CONSTRUCTION ACTIVITIES REQUIRE AGGREGATE FILL WITHIN PROTECTED CRITICAL ROOT ZONE, AN INERT STONE MATERIAL MUST BE USED. (AVOID LIMESTONE)
18. ROOT PRUNE WHERE ESTABLISHED TREE CRITICAL ROOT ZONES ARE IMPACTED BY CONSTRUCTION ACTIVITIES. TO BE DONE UNDER THE GUIDANCE OF A CERTIFIED ARBORIST.

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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

TREE PRESERVATION PLAN

SHEET NO.
TP1.0

JOB NO. 23-3857.03

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Stormwater Management Report

Lemont Fire Station 2

September 11th, 2026



Prepared by:

Dan Nate, EIT
Eriksson Engineering Associates, Ltd.

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September 11, 2026

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  - North Basin Storage Calculations
  - South Basin Storage Calculations

September 11, 2026

PRELIMINARY STORM WATER NARRATIVE

The proposed Lemont Fire Station 2 project is located at 12940 Bell Road, Lemont Illinois. The property is bound by Bell Road to the east, ComEd lines to the west, West Shore Pipeline Co to the North, and Northern Border Pipeline and an empty field to the south. The site also houses a cell tower which is owned by the Fire Protection District and leased to T-Mobile.

The project includes the demolition of the existing Lemont Fire Station 2 building in its entirety along with the demolition of several of the site hardscape and landscape improvements. The cell tower located on site will remain. Following demolition, this project includes the construction of a new Fire Station with apparatus bay and residential amenities, a new parking lot and driveway, various site landscape and hardscape improvements, and stormwater management.

EXISTING CONDITIONS

The existing total contiguous property of Lemont Fire Station 2 is 1.55-acres. The proposed development area (the "project area") is 1.08-acres and consists of roughly 60% impervious surfaces. The existing stormwater management system conveys stormwater runoff to a small basin located at the northeast corner of the property. The discharge from this basin is routed to the ditch along the west side of Bell Road. The property lines converge at the westernmost point of the property. A large portion of this triangular area is occupied by heavy brush, and no development is anticipated to take place here. Directly north of the cell tower and west of the existing fire station there is a septic field that serves the existing fire station.

PROPOSED CONDITIONS

GEOMETRICS

The proposed site will consist of a new Fire Station building occupying roughly the same place as the existing fire station, with the new station being geometrically aligned with Bell Road and the property line. As part of this project, a significant amount of property area will be dedicated to CCDOTH Right-Of-Way to match the surrounding parcels. A parking lot will be located south of the new fire station, and a paved access drive will reach the existing cell tower southwest of the new fire station. There will be a refuse enclosure located at the west end of the parking area. The existing septic system is to be evaluated for the potential of re-use for the new fire station as the nearest sanitary sewer is located over 1000 feet away from the property.

UTILITIES

<u>Water</u>

A new water service will be needed to provide the new building addition with sufficient domestic and fire flows. The water service is proposed to connect to the existing water main under Dunmoor Drive and extend along the north side of the property belonging to West Shore Pipeline Co, turning south along Bell Road, and finally entering the property and fire station along the north fire station property line.

Sanitary

As previously mentioned, the existing septic field is intended to be re-used. Preliminary investigation work is underway to determine the viability of this existing system.

STORMWATER MANAGEMENT

The proposed project will add roughly 11.7% impervious surface coverage to the 1.08-acre project area. Since the property is less than 3 acres, but the disturbance is over 0.50 acres, only MWRDGC rate control and volume control requirements will apply. The Village of Lemont will require detention in the amount of 125% of the volume calculated using the MWRDGC's Modified Rational Method, as per village code. Due to the cell tower, the septic field, the natural grading of the western portions of the site, the amount of space dedicated to CCDOTH ROW, and the shallowness of the ditch along Bell Road, the Lemont Fire Protection district is seeking variance on the Village of Lemont's stormwater detention requirements. This was discussed with Bruce Hill of HR Green, who serves as the Village's Engineering Department. The result of this discussion was for Eriksson Engineering Associates to provide as much stormwater management infrastructure as possible given the site constraints. Unfortunately, due to these constraints, the maximum amount of practicable stormwater storage is low. Currently, there are two basins proposed. One will be located along the north property line and will include storage underground within an infiltration trench/French drain. The other will be in the southeast corner of the site. The depth of this southeast basin is limited by the invert elevation of the discharge point in the Bell Road drainage ditch.

September 11, 2026

APPENDIX 1

PRELIMINARY STORM WATER CALCULATIONS

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: Lemont Fire Station 2 **PERMIT NUMBER:**

LOCATION: Lemont **DATE:** 7/23/2026

TYPE OF AREA (SELECT WITH DROP-DOWN)

- [X] DETAINED AREA
- [ ] UNRESTRICTED AREA
- [ ] UPSTREAM AREA
- [ ] MAJOR STORMWATER SYSTEM
- [ ] OTHER:

CONDITION (SELECT WITH DROP-DOWN)

- [ ] PROPOSED CONDITION
- [X] EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Impervious	0.95	0.48	0.45
Gravel	0.75	0.04	0.03
Pervious	0.45	0.56	0.25
TOTALS:		1.08	0.73

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.73}{1.08} \rightarrow \text{Composite C} = \mathbf{0.68}$$

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **Lemont Fire Station 2** **PERMIT NUMBER:**

LOCATION: **Lemont** **DATE:** **7/23/2026**

TYPE OF AREA (SELECT WITH DROP-DOWN)

- **X** DETAINED AREA
- ___ UNRESTRICTED AREA
- ___ UPSTREAM AREA
- ___ MAJOR STORMWATER SYSTEM
- ___ OTHER: ___

CONDITION (SELECT WITH DROP-DOWN)

- **X** PROPOSED CONDITION
- ___ EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Impervious	0.95	0.61	0.58
Pervious	0.40	0.47	0.19
TOTALS:		1.08	0.77

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.77}{1.08} \rightarrow \text{Composite C} = \mathbf{0.71}$$

MODIFIED RATIONAL METHOD: BULLETIN 70 RAINFALL DATA

PROJECT: Lemont Fire Station 2 **PERMIT NUMBER:**

LOCATION: Lemont **DATE:** 7/23/2026

DEVELOPMENT INFORMTION

1. Detained Area	1.076	acres
2. Composite Runoff Coefficient	0.712	
3. Actual Release Rate	0.160	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	**0.288**	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	10.92	8.36	8.20	0.056	
10 min	10.02	7.67	7.51	0.103	
15 min	8.20	6.28	6.12	0.126	
20 min	7.05	5.40	5.24	0.144	
30 min	5.60	4.29	4.13	0.171	
40 min	4.66	3.57	3.41	0.188	
50 min	4.00	3.06	2.90	0.200	
1 hr	3.56	2.73	2.57	0.212	
1.5 hr	2.68	2.05	1.89	0.235	
2 hr	2.24	1.72	1.56	0.257	
3 hr	1.62	1.24	1.08	0.268	
4 hr	1.31	1.00	0.84	0.279	
5 hr	1.11	0.85	0.69	0.285	
6 hr	0.95	0.73	0.57	0.281	
7 hr	0.86	0.66	0.50	0.288	←
8 hr	0.77	0.59	0.43	0.284	
9 hr	0.70	0.54	0.38	0.280	
10 hr	0.64	0.49	0.33	0.273	
11 hr	0.59	0.45	0.29	0.265	
12 hr	0.55	0.42	0.26	0.259	
18 hr	0.39	0.30	0.14	0.206	
24 hr	0.32	0.25	0.09	0.169	

DETENTION VOLUME PROVIDED

PROJECT: Lemont Fire Station 2 **PERMIT NUMBER:**

LOCATION: Lemont **DATE:** 9/10/2026

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
729.42	1.00			0.00
		165.50	0.00	
730.00	330.00			0.00
		546.50	0.01	
731.00	763.00			0.01
		1035.50	0.02	
732.00	1308.00			0.04

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	0.04
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**0.04**

DETENTION VOLUME PROVIDED

PROJECT: Lemont Fire Station 2 **PERMIT NUMBER:**

LOCATION: Lemont **DATE:** 9/10/2026

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
730.60	100.00			0.00
		229.00	0.00	
731.00	358.00			0.00
		807.00	0.02	
732.00	1256.00			0.02

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)
18	139	0.01

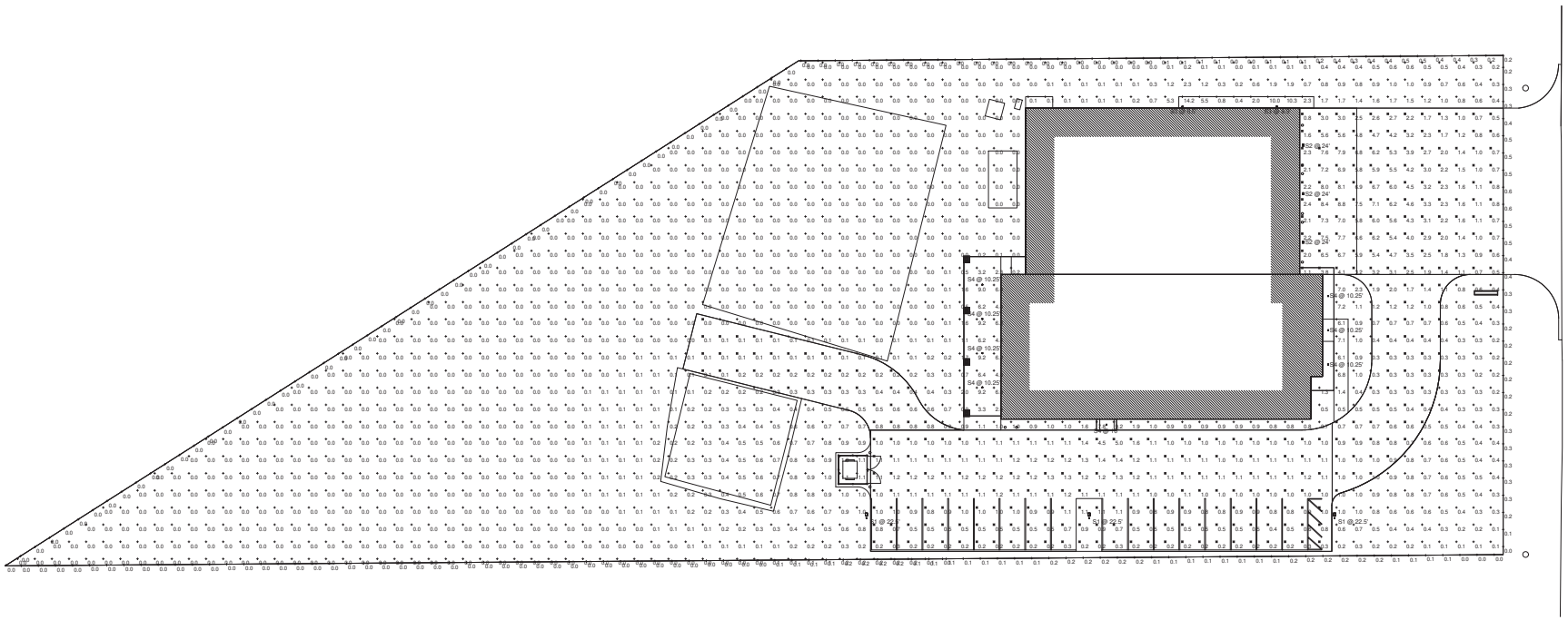
TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	0.02
Storm Sewer Detention Volume (ac-ft)	0.01
Total Detention Volume (ac-ft)	**0.03**

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Min/Max
Apparatus Bay Access	+	3.5 fc	8.8 fc	0.3 fc	17.6:1	7.0:1	0.04
Parking Lot	+	0.9 fc	5.0 fc	0.2 fc	25.0:1	4.5:1	0.04
Patient Lot Access	+	0.7 fc	2.0 fc	0.3 fc	6.7:1	2.3:1	0.15
Property Line	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A	0.00
Rear Access	+	0.3 fc	0.8 fc	0.0 fc	N/A	N/A	0.00
Site	+	0.7 fc	14.2 fc	0.0 fc	N/A	N/A	0.00

Note
1. Calculation points made at 0'-0" AFF in a 6' x 6' grid.

Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	S1	3	DSX0 LED P2 40K 80CRI T5M HS	D-Series Size 0 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 2 Medium Houseside Shield		1	4864	0.95	45.14
	S2	3		SI 816 K3	LED 55.3W	1	6072	0.95	61
	S3	2		2244WH	LED 17.6W	1	2484	0.95	21
	S4	6	WO4S D 10LM 40K 80CRI MWD P WR	WO4 Round Shallow Downlight 1000 Lumens 40K 80CRI Medium Wide Open Reflector White		1	1109	0.95	10.5



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FGM Architects
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Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
ILLINOIS PROFESSIONAL DESIGN FIRM #184.006550

Mechanical - Electrical Engineers
1216 Tower Road
Schaumburg, Illinois 60173
847.882.2010
Fax 847.882.2201

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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE LIGHTING PHOTOMETRICS

SHEET NO.
E0.2

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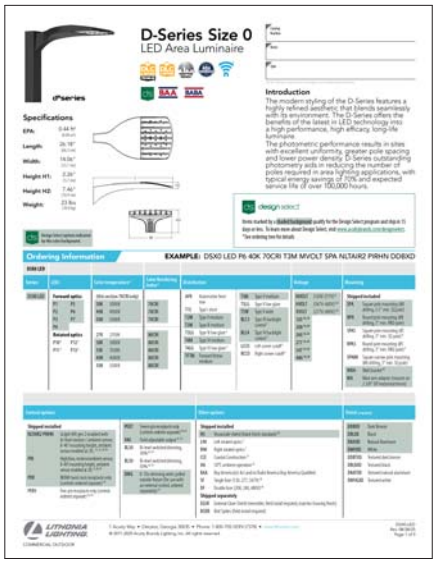
TYPE 'S4'



TYPE 'S2'



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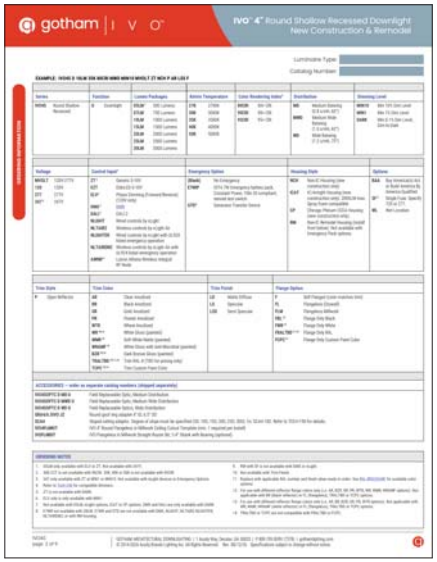

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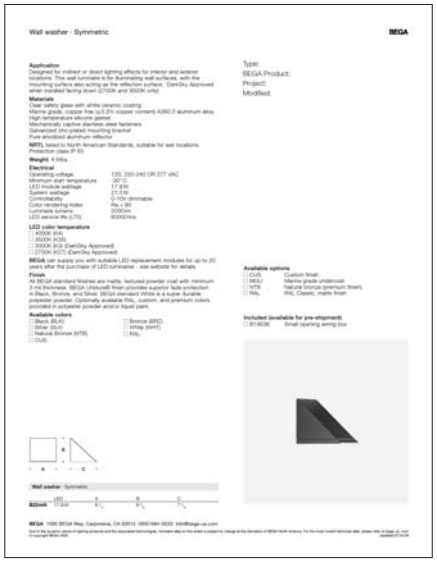

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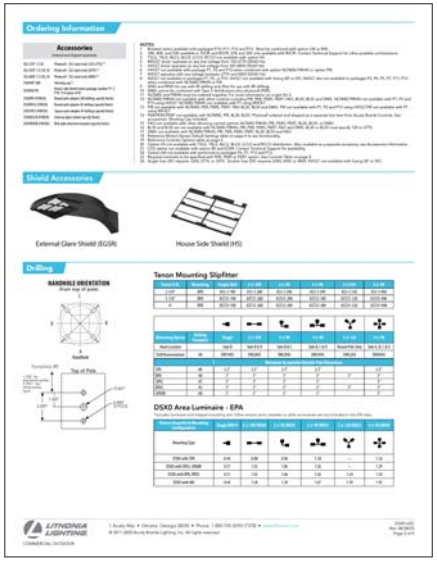

TYPE 'S1'

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FIRM #184.006550

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Fax 847.882.2261

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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE LIGHTING CUTSHEETS

SHEET NO.
E0.3

JOB NO. 23-3857.03

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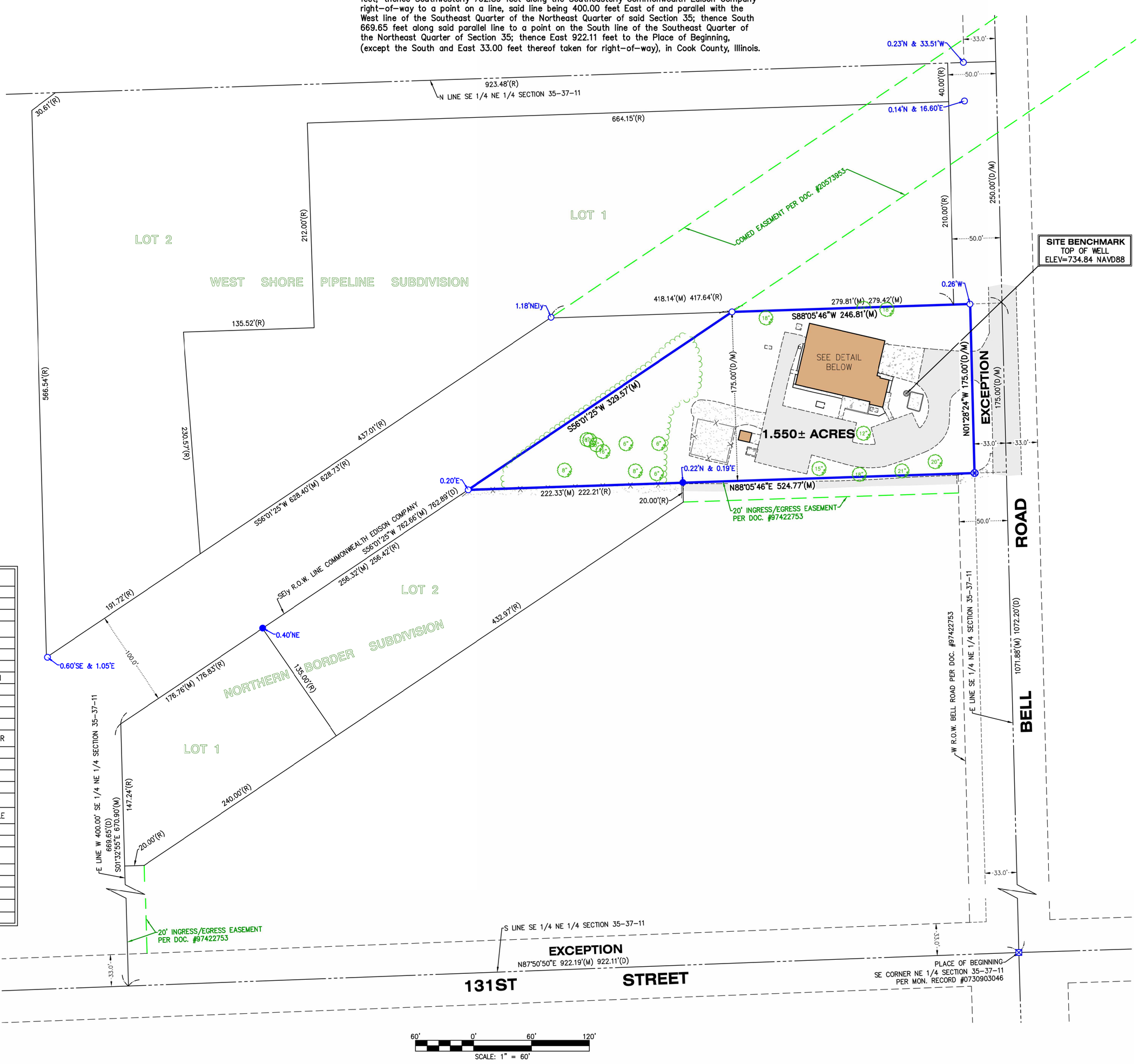
Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

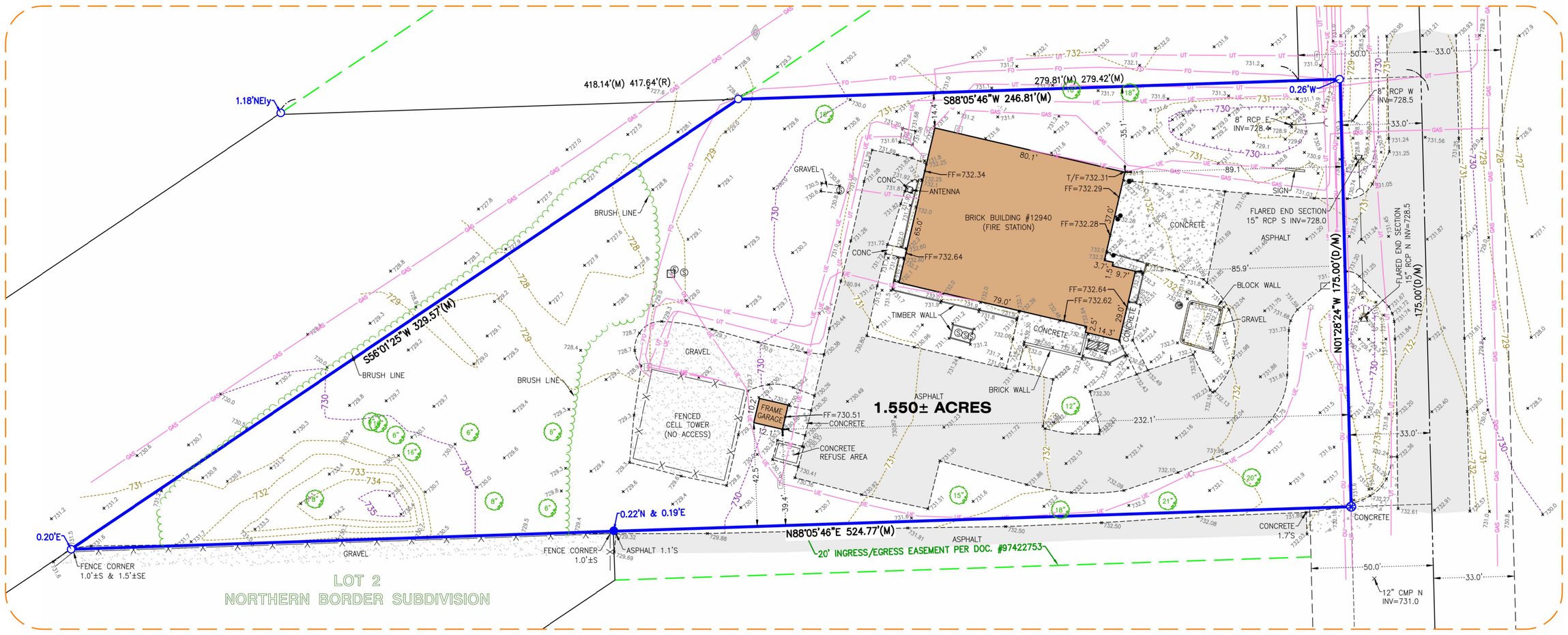
BOUNDARY AND TOPOGRAPHIC SURVEY

The North 175.00 feet of the following described tract of land: Beginning at the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 35, Township 37 North, Range 11 East of the Third Principal Meridian, thence North 1072.20 feet along the East line of said Southeast Quarter of the Northeast Quarter to a point that is 250.00 feet South of the North line of the Southeast Quarter of the Northeast Quarter; thence West along a line parallel with the North line of the Southeast Quarter of the Northeast Quarter a distance of 279.42 feet; thence Southwesterly 762.89 feet along the Southeasterly Commonwealth Edison Company right-of-way to a point on a line, said line being 400.00 feet East of and parallel with the West line of the Southeast Quarter of the Northeast Quarter of said Section 35; thence South 669.65 feet along said parallel line to a point on the South line of the Southeast Quarter of the Northeast Quarter of Section 35; thence East 922.11 feet to the Place of Beginning, (except the South and East 33.00 feet thereof taken for right-of-way), in Cook County, Illinois.



LEGEND

	AIR CONDITIONER
•	BOLLARD
	DOWN GUY
E	ELECTRIC HANDHOLE
E	ELECTRIC METER
	ELECTRIC OUTLET
	FLAG POLE
	FLARED END SECTION
●	FOUND IRON BAR
○	FOUND IRON PIPE
	FOUND MONUMENT
G	GAS METER
	GAS PIPELINE MARKER
	LIGHT
	MAIL BOX
S	SEPTIC LID
	SET CROSS
	SIGN
T	TELEPHONE HANDHOLE
T	TELEPHONE RISER
	TRANSFORMER
	TREE
	UTILITY POLE
	WELL
(D)	DEED
(R)	RECORD
(M)	MEASURE



DETAIL

OU	OVERHEAD UTILITIES
GAS	GAS UTILITIES (MARKED BY OTHERS)
UT	TELEPHONE UTILITIES (MARKED BY OTHERS)
FO	FIBER OPTIC UTILITIES (MARKED BY OTHERS)
UE	ELECTRIC UTILITIES (MARKED BY OTHERS)

PROJECT BENCHMARK
NATIONAL GEODETIC SURVEY
DESIGNATION "H140"
ELEV=590.84 NAVD88

N

CLIENT: ERIKSSON ENGINEERING ASSOCIATES, LTD.
DRAWN BY: SES CHECKED BY: APG
SCALE: 1"=30' SEC. 35 T. 37 R. 11 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 22-35-201-028
JOB NO.: 250119 I.D. TPB
FIELDWORK COMP.: 3/5/25 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

Y:\PLATS\2025\250119_V-250119\250119-TPB-GRID.dwg-Layout1-3/11/2025 3:49 PM

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
*** No distance should be assumed by scaling.**
*** No underground improvements have been located unless shown and noted.**
*** No representation as to ownership, use, or possession should be hereon implied.**
*** This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.**

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

ARTHUR P. GRITMACKER
035-003857
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/2026
WOODSTOCK, ILLINOIS

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Dated at Woodstock, McHenry County, Illinois 3/11 A.D., 2025.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 3857

GENERAL SITE PLAN NOTES

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

SITE PLAN LEGEND

PROPERTY LINE

SETBACK LINE

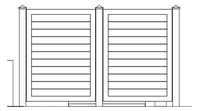
NEW CONCRETE PAVING
10" FOR DRIVE AISLES
5" FOR SIDEWALKS

NEW ASPHALT PAVING
HEAVY DUTY IN DRIVE AISLES
STANDARD IN PARKING STALLS

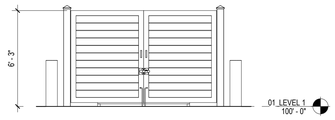
LEACH FIELD

SNOWMELT SYSTEM

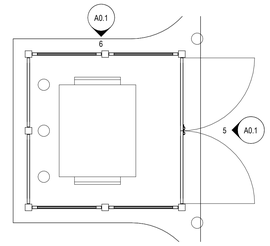
GRAVEL



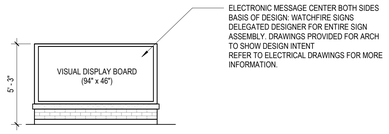
6 EXT ELEV - TRASH ENCLOSURE NORTH
1/4" = 1'-0"



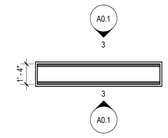
5 EXT ELEV - TRASH ENCLOSURE EAST
1/4" = 1'-0"



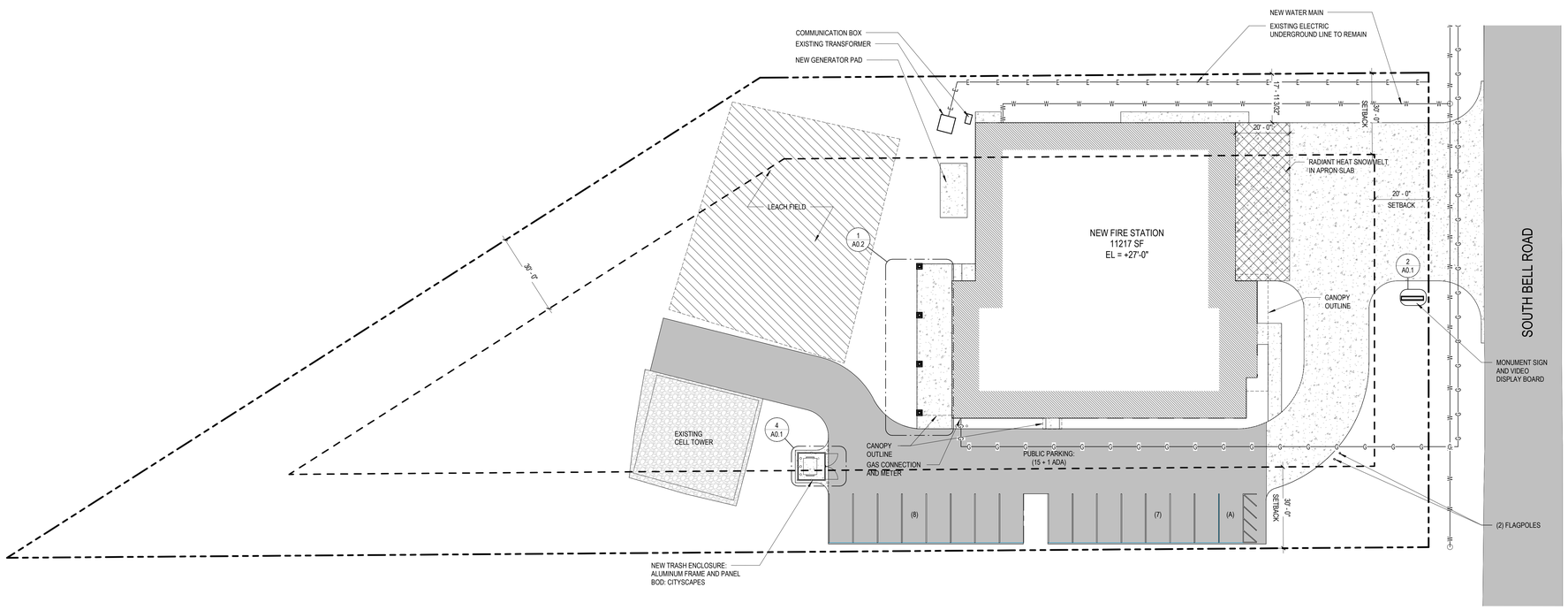
4 ENLARGED PLAN - TRASH ENCLOSURE
1/4" = 1'-0"



3 ELEVATION - EXTERIOR SIGN
1/4" = 1'-0"



2 ENLARGED PLAN - EXTERIOR SIGN
1/4" = 1'-0"



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

N

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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

ARCHITECTURAL SITE PLAN

SHEET NO.
A0.1

JOB NO. 23-3857.03

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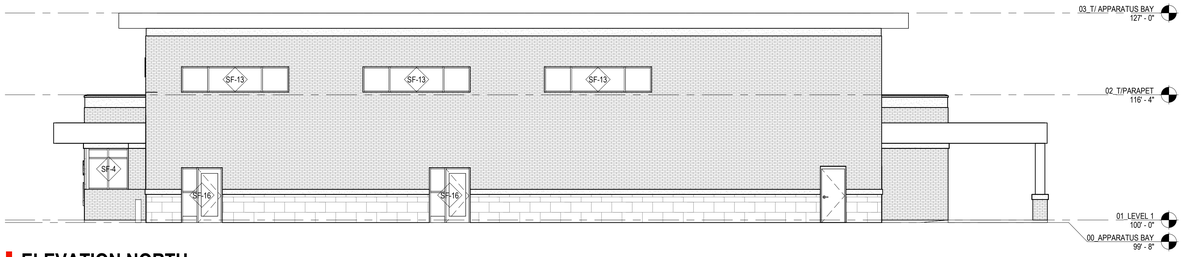
EXTERIOR MATERIALS LEGEND

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

STONE MASONRY (ROUGH CUT)
SM-1 BLOCK UNITS
MFR: SILVERDALE QUALITY STONE
SIZE: DIMENSIONAL HEIGHTS
(SAWED TOP AND BOTTOM W. SPLIT ENDS)
COLOR: LEMONT STATION 1 BLEND
USE: AS BLDG. STONE MASONRY AS INDICATED

STONE MASONRY (HONED)
SM-2
MFR: SILVERDALE QUALITY STONE
SIZE: VARIES, SEE ELEVATIONS
COLOR: LEMONT STATION 1 BLEND
USE: STONE BANDING AS INDICATED

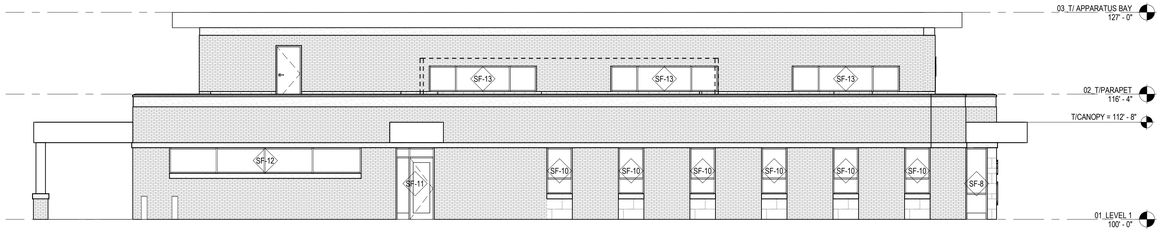
METAL COMPOSITE WALL PANEL (DESIGN BASIS)
MP-1
MFR: REYNOBOND
STYLE: 4MM FR
PAINT SYSTEM: COLORWELD 500
PAINT FINISH: SUNSHINE GRAY
TEXTURE: SMOOTH



4 ELEVATION NORTH
1/8" = 1'-0"



3 ELEVATION WEST
1/8" = 1'-0"



2 ELEVATION SOUTH
1/8" = 1'-0"



1 ELEVATION EAST
1/8" = 1'-0"

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LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

EXTERIOR ELEVATIONS

SHEET NO.
A2.0

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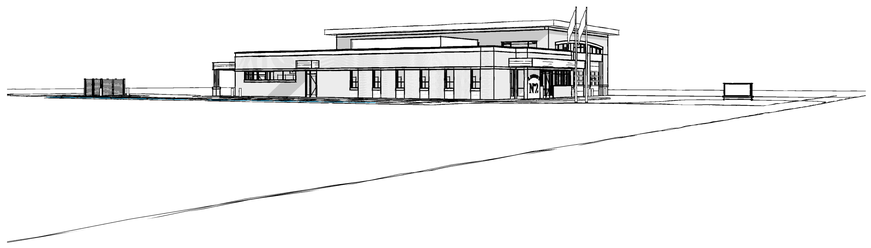
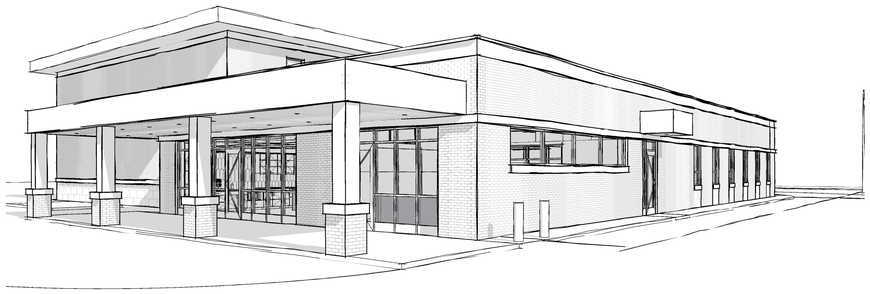
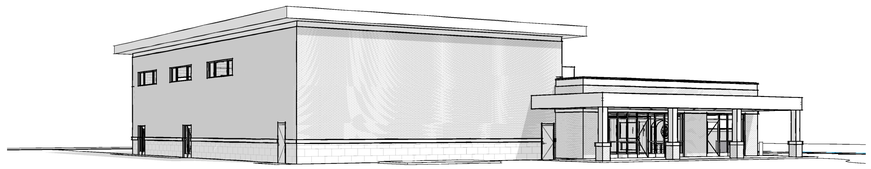
5 | EXTERIOR PERSPECTIVES



6 | EXTERIOR PERSPECTIVES



3 | EXTERIOR PERSPECTIVES



4 | EXTERIOR PERSPECTIVES



1 | EXTERIOR PERSPECTIVES



2 | EXTERIOR PERSPECTIVES

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LEMONT FIRE PROTECTION DISTRICT
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EXTERIOR PERSPECTIVES

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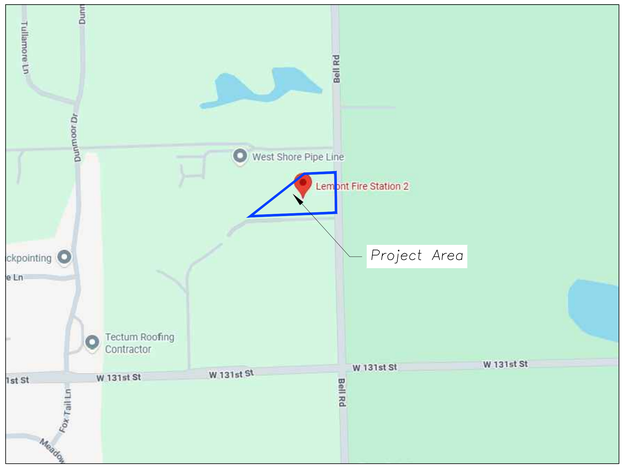
LEMONT FPD
FIRE STATION 2

12940 SOUTH BELL ROAD
LEMONT, ILLINOIS 60439



SITE LOCATION MAP (N.T.S.)

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

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

SURVEY PROVIDED BY:

Plat of Survey Provided By Vanderstappen Land Surveying, Inc. For Eriksson Engineering Associates, LTD. on 03-11-2025. Job No. 250119

PROJECT BENCHMARKS

1. *Site Bench Mark – Shown On C1.0*
   Top Of Well Near Gravel Display In Front Of Exisitng Building
   Elevation 734.84 NAVD88

J.U.L.I.E.

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

INDEX OF SHEETS

C0.0	Civil Engineering Cover Sheet
C1.0	Site Demolition Plan
C2.0	Site Geometry Plan
C3.0	Site Utility Plan
C4.0	Grading & Paving Plan
C5.0	Soil Erosion & Sediment Control Plan
C6.1	Site Work Details
C6.2	Site Work Details
L1.0	Lancscape Plan
TP1.0	Tree Preservation Plan

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CIVIL ENGINEERING COVER SHEET

SHEET NO.
C0.0

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\\EEA-NAS\Projects\25035 - FGM - Lemont Fire Station 2\Drawings\Lemont Fire Station 2 Site Plan.dwg
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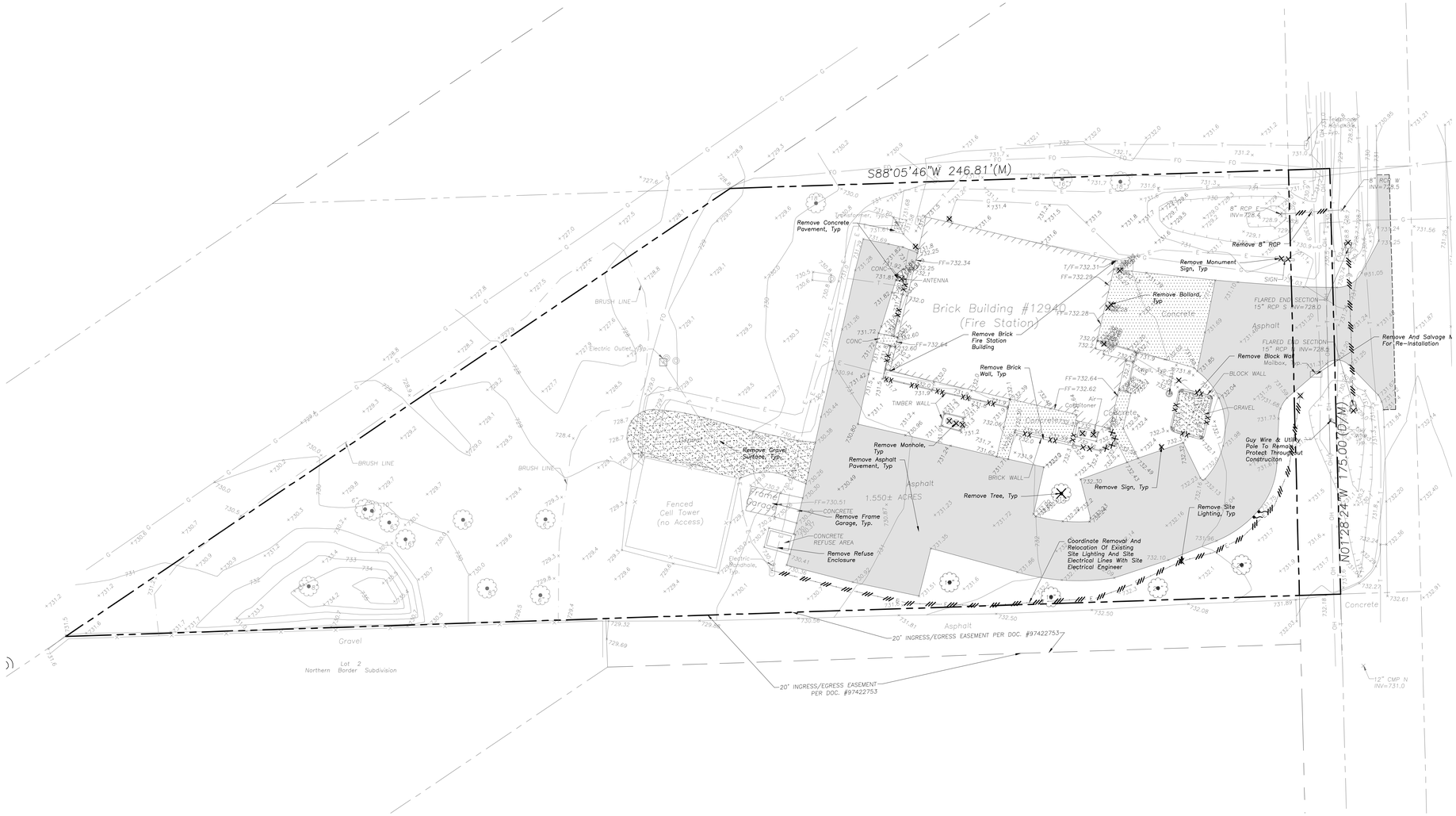

DEMOLITION NOTES

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

DEMOLITION LEGEND

- *Utility Line Removal*
- *Bituminous Pavement Removal (Full Depth)*
- *Concrete Pavement Removal (Full Depth)*
- *Gravel Removal (Full Depth)*
- *Pavement Sawcut*
- *Structure Removal*
- *Tree Removal*

20' 0' 20' 40' 60'

Scale: 1"= 20'

LEGEND

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

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FGM Architects
1 Westbrook Corporate Center
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630.574.8300 OFFICE

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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE DEMOLITION PLAN

SHEET NO.
C1.0

JOB NO. 23-3857.03

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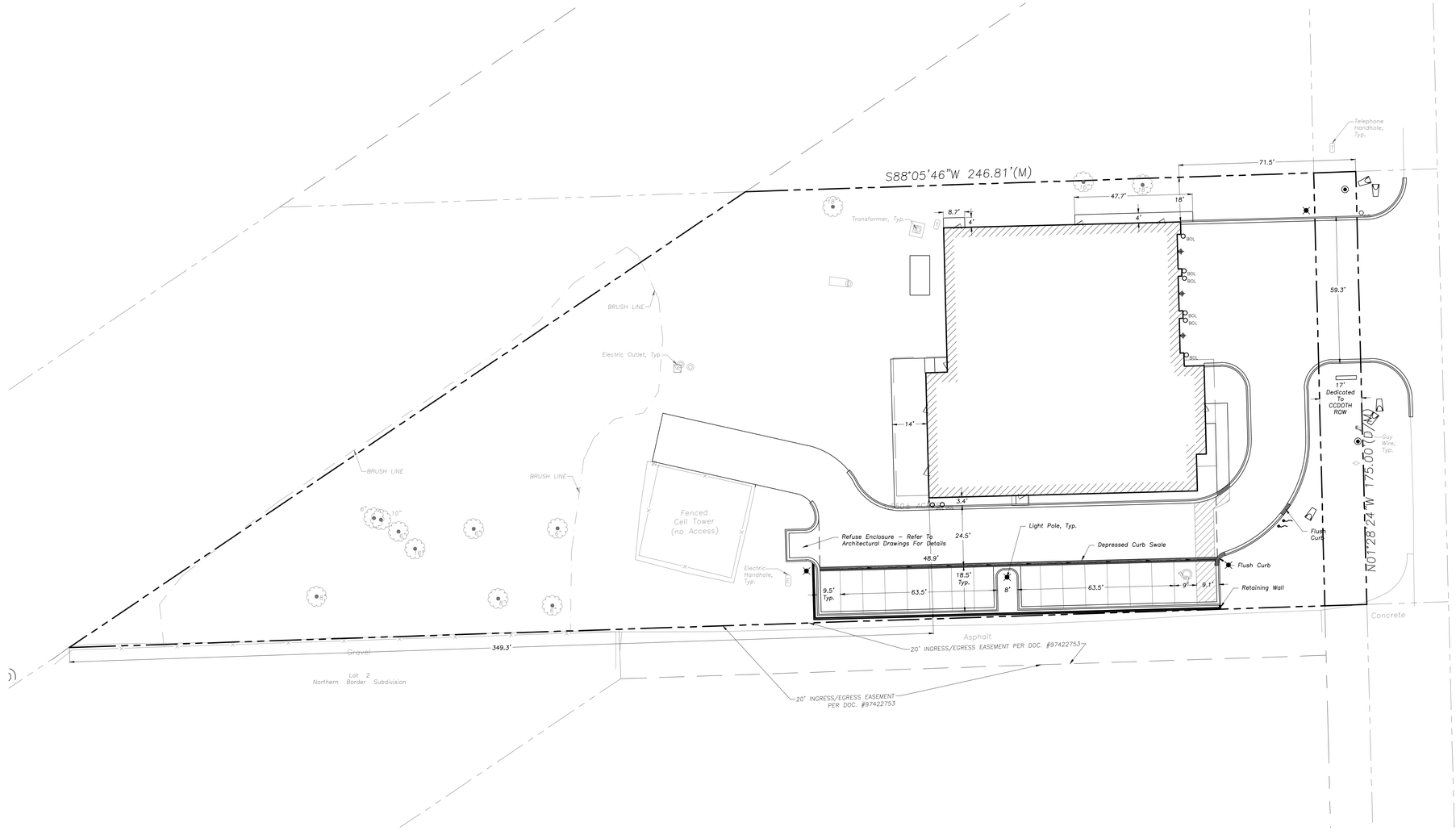

GEOMETRY NOTES

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

20' 0' 20' 40' 60'

Scale: 1"= 20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
V_B	Buffalo Box	V_B
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
V_G	Gas Valve	
M_G	Gas Meter	
M_E	Electric Meter	
	Electric Manhole	
H	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
P_T	Telephone Pedestal	
M_T	Telephone Manhole	
	Sign	
X X X	Fence	X X X
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE GEOMETRY PLAN

SHEET NO.
C2.0

JOB NO. 23-3857.03

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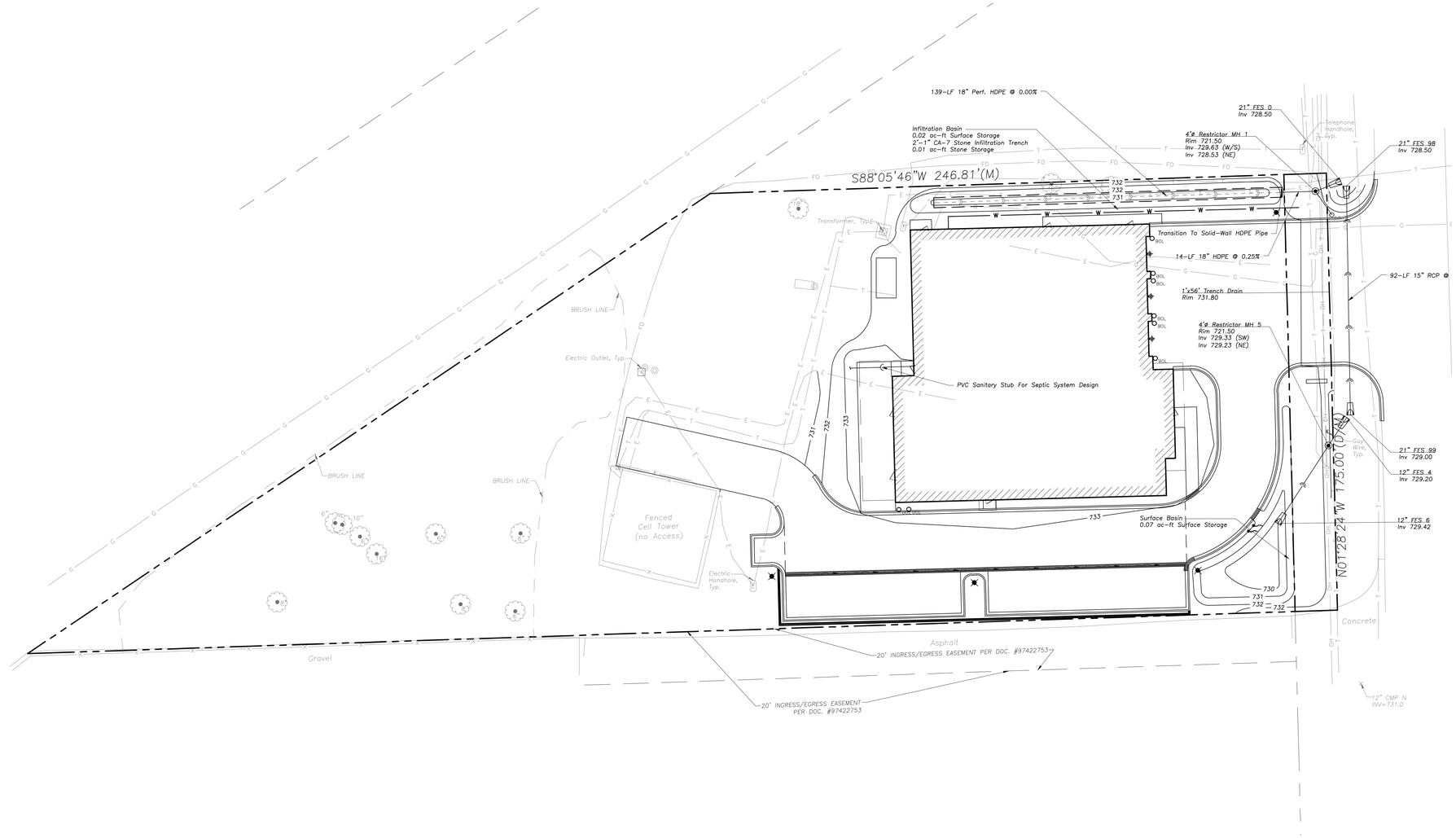

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Scale: 1"= 20'

LEGEND

EXISTING		PROPOSED
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	Drainage Structure	
	Drainage Structure	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
	Storm Sewer	
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G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
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UTILITY NOTES

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

STRUCTURE NOTES

1. *All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.*
2. *All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah* ***R4340-B*** *Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:*
   4' Diameter Structure- 4"
   5' Diameter Structure- 6"
   6' Diameter Structure- 8"
3. *All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.*
4. *All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.*
5. *Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, it is Intended That the Frame of the Structure is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.*
6. *All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.*
7. *For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.*
8. *All Flared End Sections 12" and Larger Shall Include an IDOT Standard Grate.*
9. *All Flared End Sections Shall Be Concrete.*
10. *All Sanitary Manholes Shall Include a Chimney Seal.*

fgma
FGMARCHITECTS

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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE UTILITY PLAN

SHEET NO.
C3.0

JOB NO. 23-3857.03

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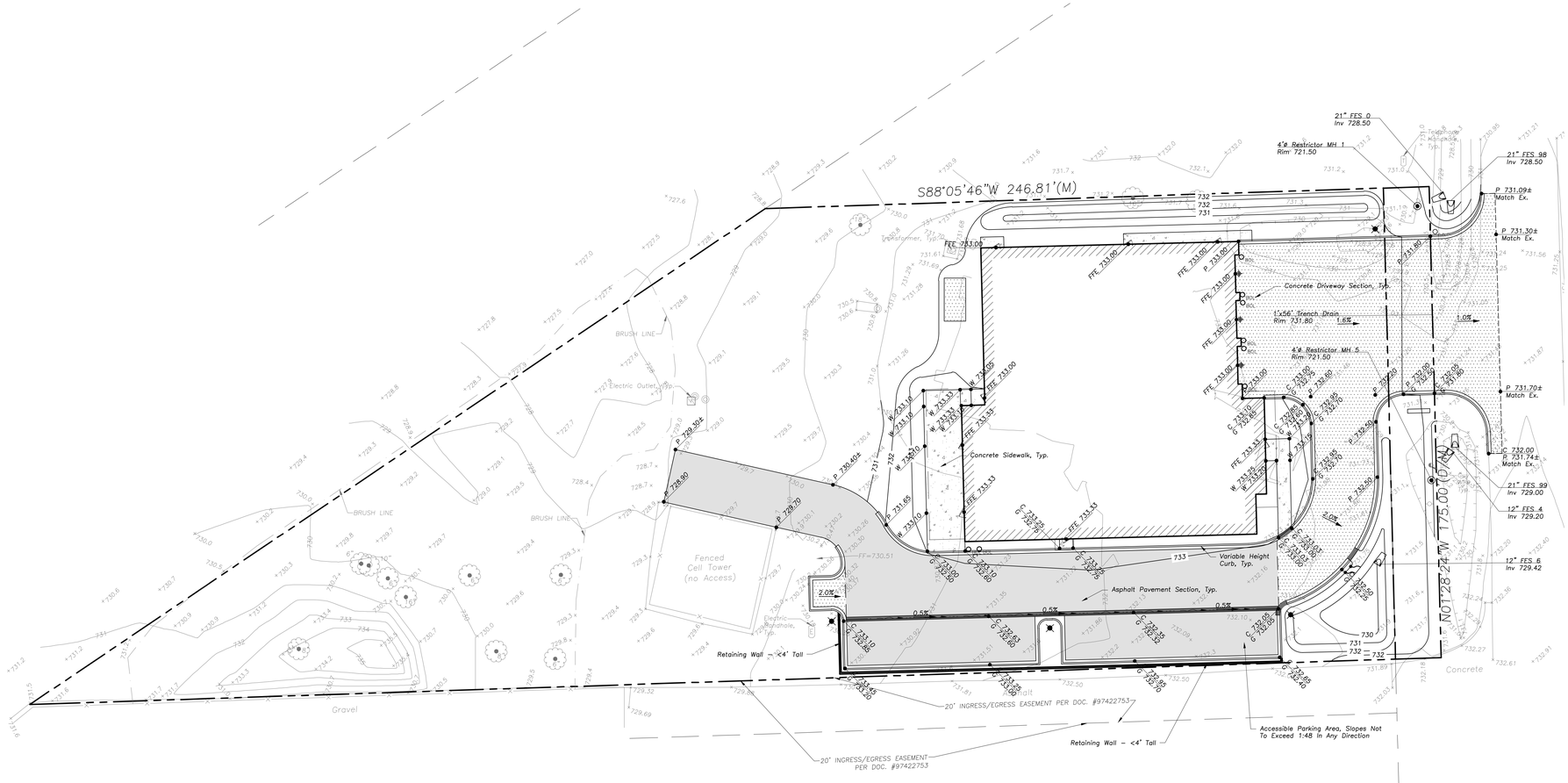

GRADING NOTES

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

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 5 oz/sy

Concrete Driveway Section
8" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Stormwater Overland Flow Path

Ridge Line/High Point

20' 0' 20' 40' 60'

Scale: 1"= 20'

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GRADING & PAVING PLAN

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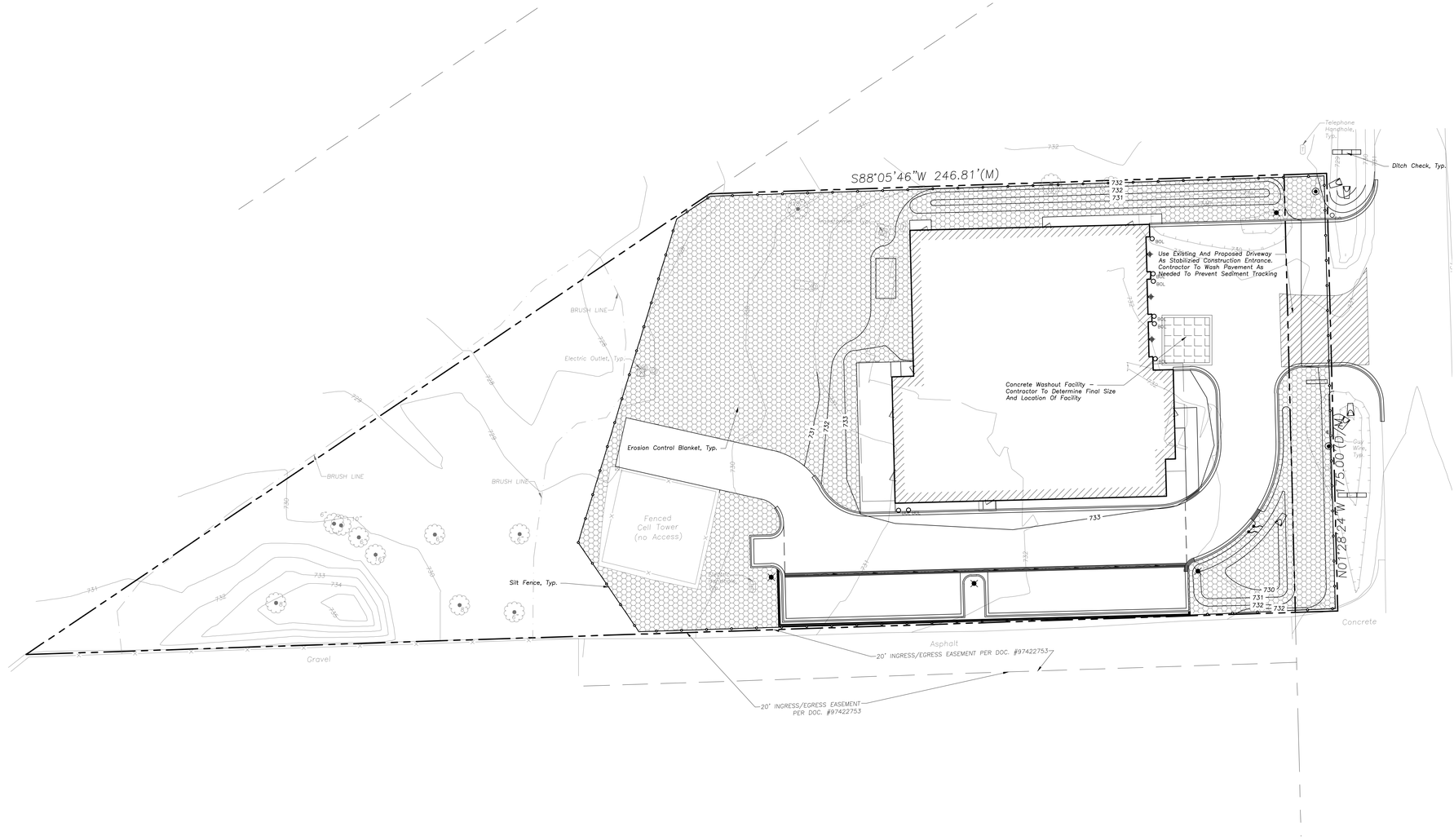

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S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
V_B	Buffalo Box	V_B
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
V_G	Gas Valve	
M_G	Gas Meter	
M_E	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

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

SOIL EROSION & SEDIMENTATION CONTROL NOTES

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

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

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

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket North American Green DS75 Or Approved Equal
- Erosion Control Ditch Check

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ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350

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NO	DATE	ISSUANCE DESCRIPTION
1	9.14.2026	PUD SUBMISION

LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NO.
C5.0

JOB NO. 23-3857.03

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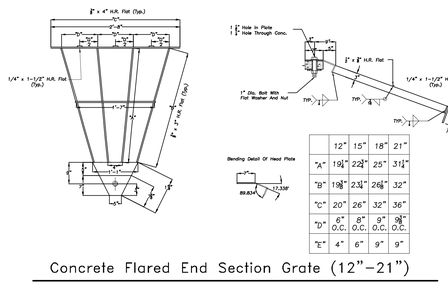
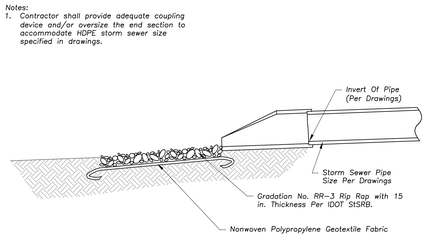


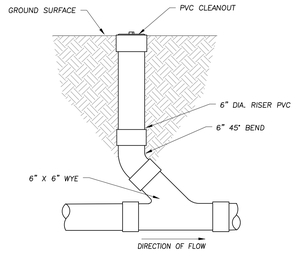
	12"	15"	18"	21"
"A"	19½"	22½"	25"	31¼"
"B"	19⅝"	23⅛"	26⅝"	32"
"C"	20"	26"	32"	36"
"D"	6" O.C.	8" O.C.	9" O.C.	9⅝" O.C.
"E"	4"	6"	9"	9"

Concrete Flared End Section Grate (12"–21")

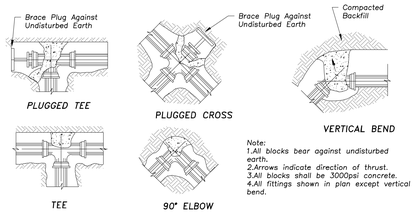
Notes:
1. Contractor shall provide adequate coupling device and/or oversize the end section to accommodate HDPE storm sewer size specified in drawings.



RIP RAP AT FLARED END SECTION

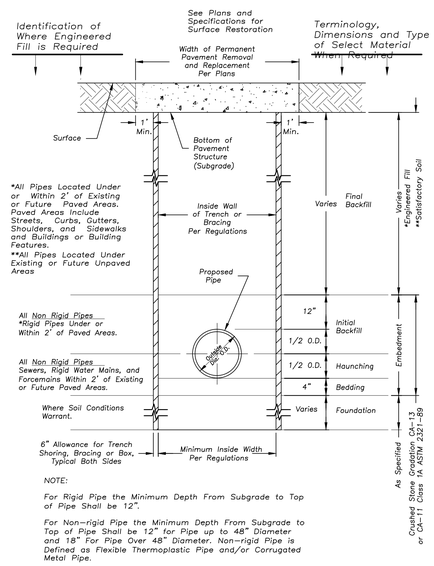


PVC CLEANOUT



Note:
1.All blocks bear against undisturbed earth.
2.Arrows indicate direction of thrust.
3.All blocks shall be 3000psi concrete.
4.All fittings shown in plan except vertical bend.

THRUST BLOCKING

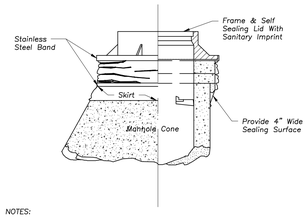


NOTE:

For Rigid Pipe the Minimum Depth From Subgrade to Top of Pipe Shall be 12".

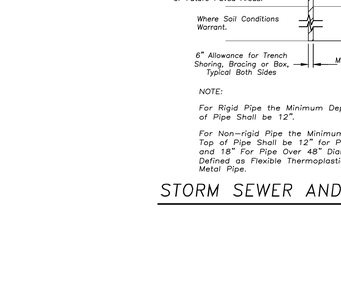
For Non-rigid Pipe the Minimum Depth From Subgrade to Top of Pipe Shall be 12" for Pipe up to 48" Diameter and 18" For Pipe Over 48" Diameter. Non-rigid Pipe is Defined as Flexible Thermoplastic Pipe and/or Corrugated Metal Pipe.

STORM SEWER AND WATER TRENCH SECTION

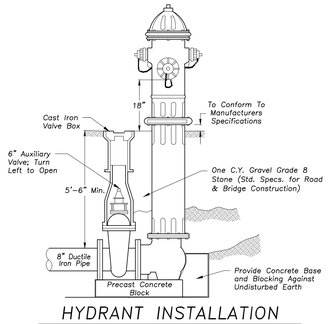


NOTES:
1. Chimney Seals shall be installed on all Sanitary Sewerage System Manholes.
2. "CRETEX" External Seals are required. Other products or other design solutions shall require the approval of the Village Engineer.
3. Chimney Seals shall be installed in accordance with the manufacturer's instructions.

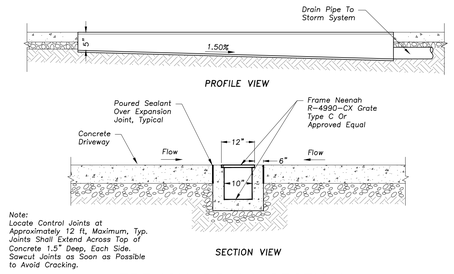
SANITARY MANHOLE CHIMNEY SEAL



WATER VALVE VAULT

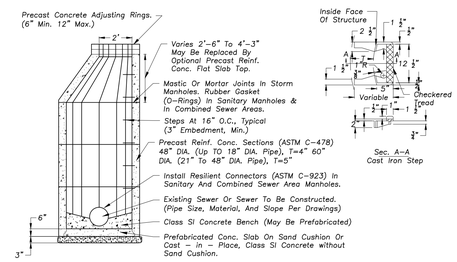


HYDRANT INSTALLATION



Note:
Locate Control Joints at Approximately 12 ft, Maximum, Typ. Joints Shall Extend Across Top of Concrete 1.5" Deep, Each Side. Sawcut Joints as Soon as Possible to Avoid Cracking.

TRENCH DRAIN SECTION



MANHOLE – 48"–60" DIA.

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NO	DATE	ISSUANCE DESCRIPTION
1	9.14.2026	PUD SUBMISION

LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE WORK DETAILS

SHEET NO.
C6.1

JOB NO. 23-3857.03

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\\EEA-NAS\Projects\25035 - FGM - Lemont Fire Station 2\Drawings\Lemont Fire Station 2 Site Plan.dwg
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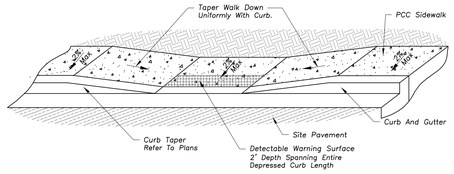
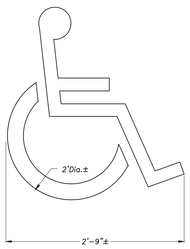
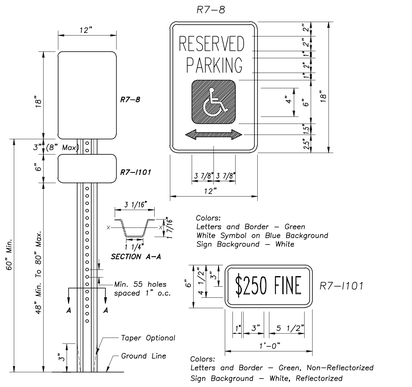


DEPRESSED ACCESSIBLE LANDING DETAIL



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

ACCESSIBLE PARKING STALL PAVEMENT MARKING



Notes: Dimensions Shown For Cross Sections Are Minimum.

All Holes Are 3/8"ø. Minimum Section Modulus About The X-X Axis Of The Post Shall Be 0.223 In.

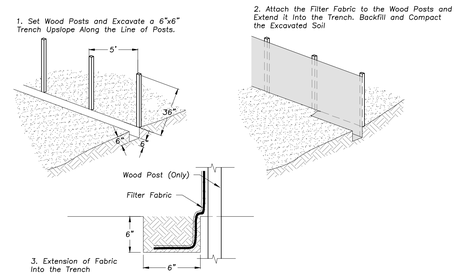
For Posts In Which Holes Are Punched Or Drilled For More Than Half Their Length, The Section Modulus Shall Be Computed For The Net Section.

3'-6" Post Bury Depth.

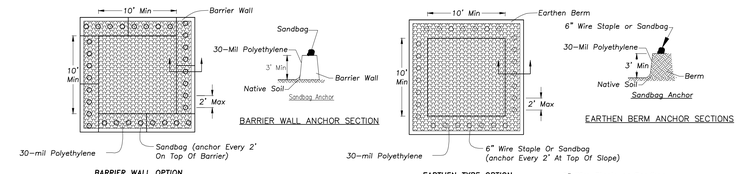
Post Shall Weigh 2.00 Lb/ft Length.

One In 8 Accessible Parking Spaces Must Be Van Accessible, Minimum Of One. Van Accessible Spaces Have The Same Requirement Except They Must Also Have 96" Of Clear Vertical Space.

ACCESSIBLE PARKING SIGN



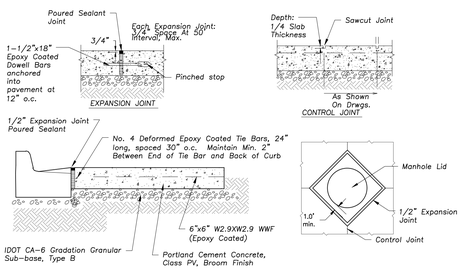
SILT FENCE CONSTRUCTION (AASHTO 288-00)



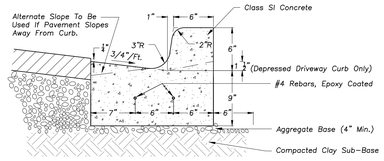
NOTES:

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

CONCRETE WASHOUT FACILITY



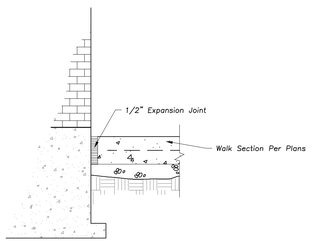
CONCRETE PAVEMENT DETAILS



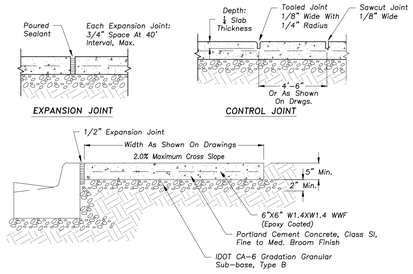
Notes:

1. A 1" Expansion Joint Shall Be Installed At All Points of Curvature For Short Radius (Under 25 ft) Curves. Maximum Expansion Joint Spacing Is 50'. Expansion Joints Shall Be Constructed With 1" Thick Preformed Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One,1 1/4"ø 18" Long, Coated Smooth Dowel Bar. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Of Expansion.
2. Maximum Contraction (Contral) Joint Spacing Shall Be 20'.

B-6.12 CURB & GUTTER

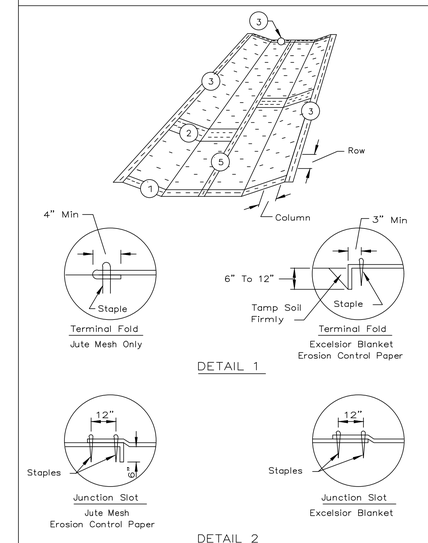


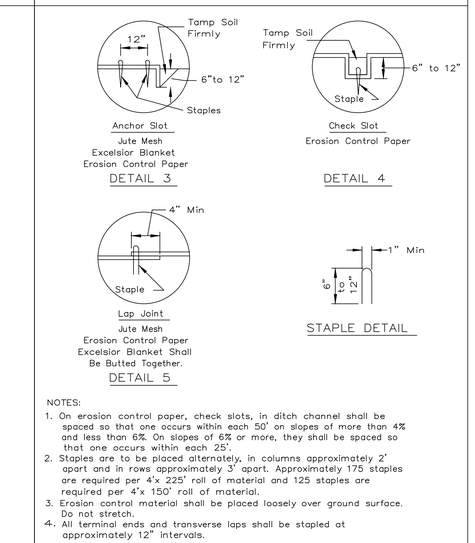
WALK ADJACENT TO BUILDING



PORTLAND CEMENT CONC. SIDEWALK

EROSION BLANKET PLAN





NOTES:

1. On erosion control paper, check slots, in ditch channel shall be spaced so that one occurs within each 50' on slopes of more than 4% and less than 6%. On slopes of 6% or more, they shall be spaced so that one occurs within each 25'.
2. Staples are to be placed alternately, in columns approximately 2' apart and in rows approximately 3' apart. Approximately 175 staples are required per 4'x 225' roll of material and 125 staples are required per 4'x 150' roll of material.
3. Erosion control material shall be placed loosely over ground surface. Do not stretch.
4. All terminal ends and transverse laps shall be stapled at approximately 12" intervals.

REFFERENCE			STANDARD DWG. NO.
Project		NRCS Natural Resources Conservation Service	IL-530
Designed	Date		SHEET 1 OF 2
Checked	Date		DATE 5-24-94
Approved	Date		

REFFERENCE			STANDARD DWG. NO.
Project		NRCS Natural Resources Conservation Service	IL-530
Designed	Date		SHEET 2 OF 2
Checked	Date		DATE 3-1-95
Approved	Date		

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SITE WORK DETAILS

SHEET NO.
C6.2

JOB NO. 23-3857.03

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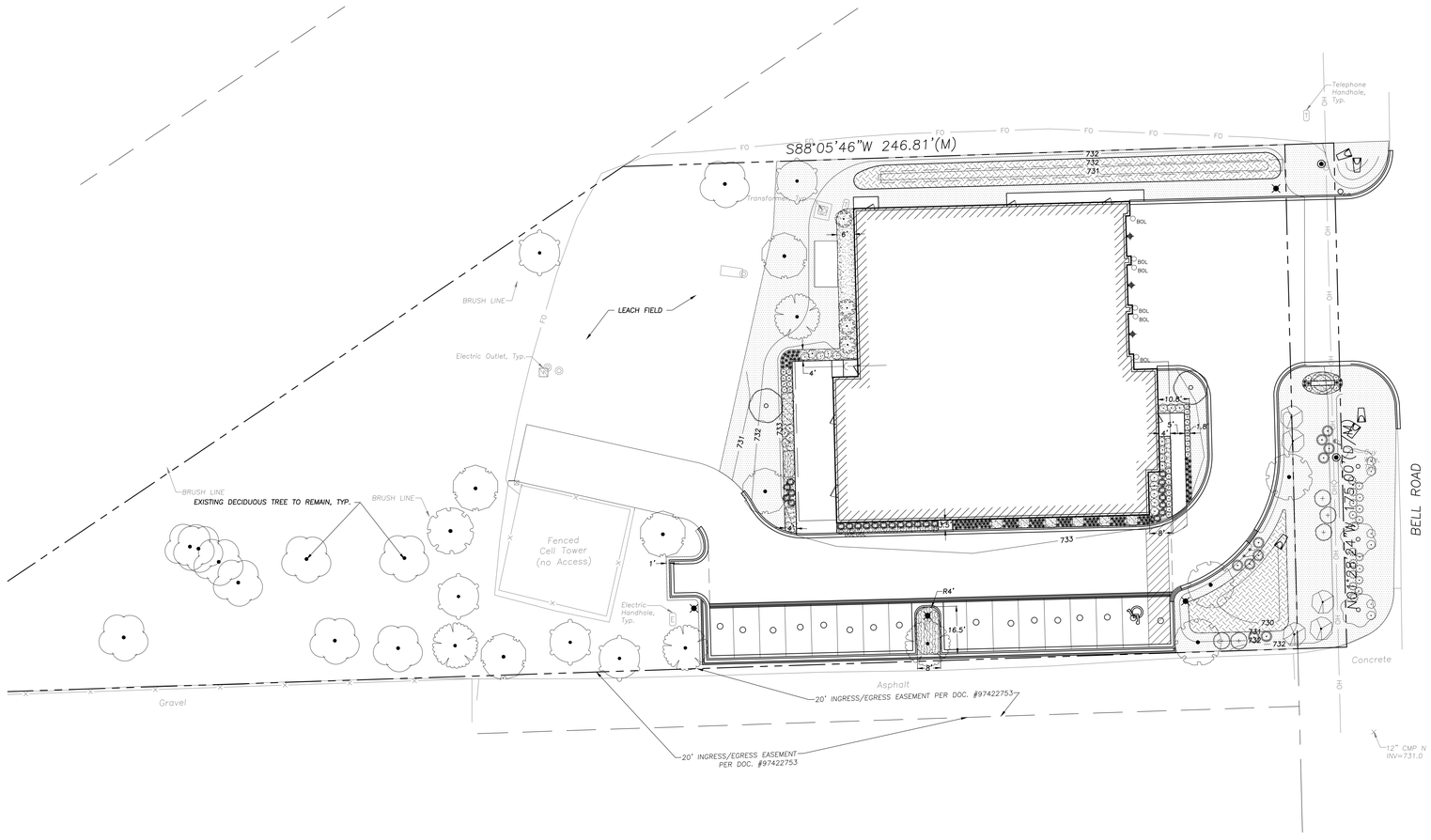


20' 0' 20' 40' 60'

Scale: 1"=20'

N

LANDSCAPE NOTES:

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

PLANT SCHEDULE

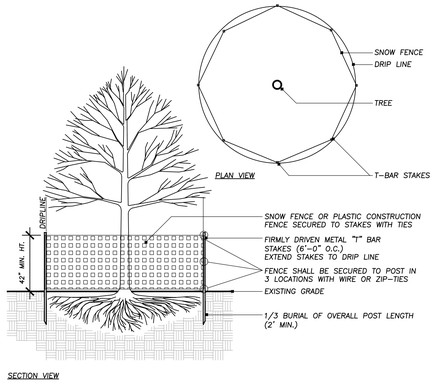
SYMBOL	CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES					
	LIQ STY	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	B & B	2.5" CAL.	4
	OST VIR	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM	B & B	2.5" CAL.	5
	QUE ELL	QUERCUS ELLIPSOIDALIS / NORTHERN PIN OAK	B & B	2.5" CAL.	5
	TAX MIC	TAXODIUM DISTICHUM "MICKELSON" / SHAWNEE BRAVE™ BALD CYPRESS	B & B	2.5" CAL.	4
UNDERSTORY TREES					
	CER TCB	CERCIS CANADENSIS 'RNI-RCC3' / MIDNIGHT EXPRESS™ EASTERN REDBUD	B & B	2" CAL.	3
	CRA IN3	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	B & B	2" CAL.	2

SYMBOL	CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
DECIDUOUS SHRUBS					
	CEA AME	CEANOTHUS AMERICANUS / NEW JERSEY TEA	B & B	18" HT.	14
	COR RE5	CORNUS SERICEA / RED TWIG DOGWOOD	CONT.	24" HT.	5
	COR FA4	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	B & B	18" HT.	10
	SAM BL3	SAMBUCUS NIGRA 'BLACK LACE' / BLACK LACE ELDERBERRY	B & B	24" HT.	4
	SPI DPZ	SPIRAEA X 'NCSX2' / DOUBLE PLAY DOOZIE® SPIREA	B & B	18" HT.	14
	VIB ARR	VIBURNUM DENTATUM / VIBURNUM	CONT.	24" HT.	5
EVERGREEN SHRUBS					
	PIN SLO	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE	CONT.	18" HT.	31
	THU TOO	THUJA OCCIDENTALIS 'LINESVILLE' / LINESVILLE ARBORVITAE	CONT.	18" HT.	18
GRASSES					
	CEN CY	CENCHRUS ALOPECUROIDES 'BURGUNDY BUNNY' / BURGUNDY BUNNY DWARF FOUNTAIN GRASS	CONT.	#1	133
	SCH CAR	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM	CONT.	#1	24

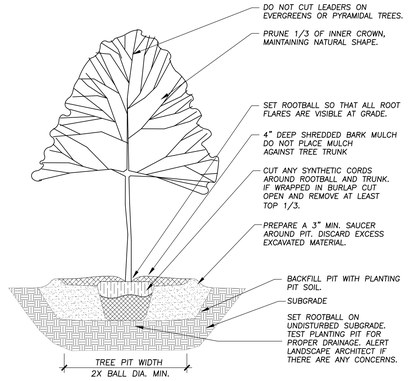
SYMBOL	CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
PERENNIALS					
	ALL CER	ALLIUM CERNUUM / NODDING ONION	CONT.	#1	82
	AST PTA	ASTER PTARMICOIDES / UPLAND WHITE ASTER	CONT.	#1	71
	HEU DAL	HEUCHERA AMERICANA 'DALE'S STRAIN' / AMERICAN ALUMROOT	CONT.	#1	102
TURF GRASS					
	TUR HYD	TURF HYDROSEED / DROUGHT TOLERANT FESCUE BLEND	SEED		8,853 SF

SITE MATERIALS SCHEDULE

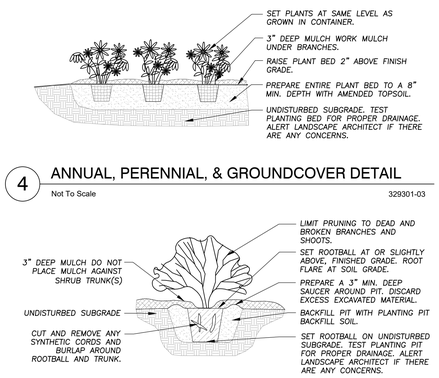
	EXISTING TREES TO REMAIN	10
	MULCH	1,468 SF
	WET-MESIC PRAIRIE SEED MIX	2,019 SF



1 TREE PROTECTION DETAIL
Not To Scale 329383-01



2 TREE PLANTING DETAIL
Not To Scale 329343-45



4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL
Not To Scale 329301-03

3 SHRUB PLANTING DETAIL
Not To Scale 329333-01

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STATE OF ILLINOIS
STEVEN S. GREGORY
157-000652
REGISTERED LANDSCAPE ARCHITECT
Expiration: 08/31/2027

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE		
NO	DATE	DESCRIPTION
	09.14.2026	PUD SUBMISSION

LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

LANDSCAPE PLAN

SHEET NO.
L1.0

JOB NO. 23-3857.03

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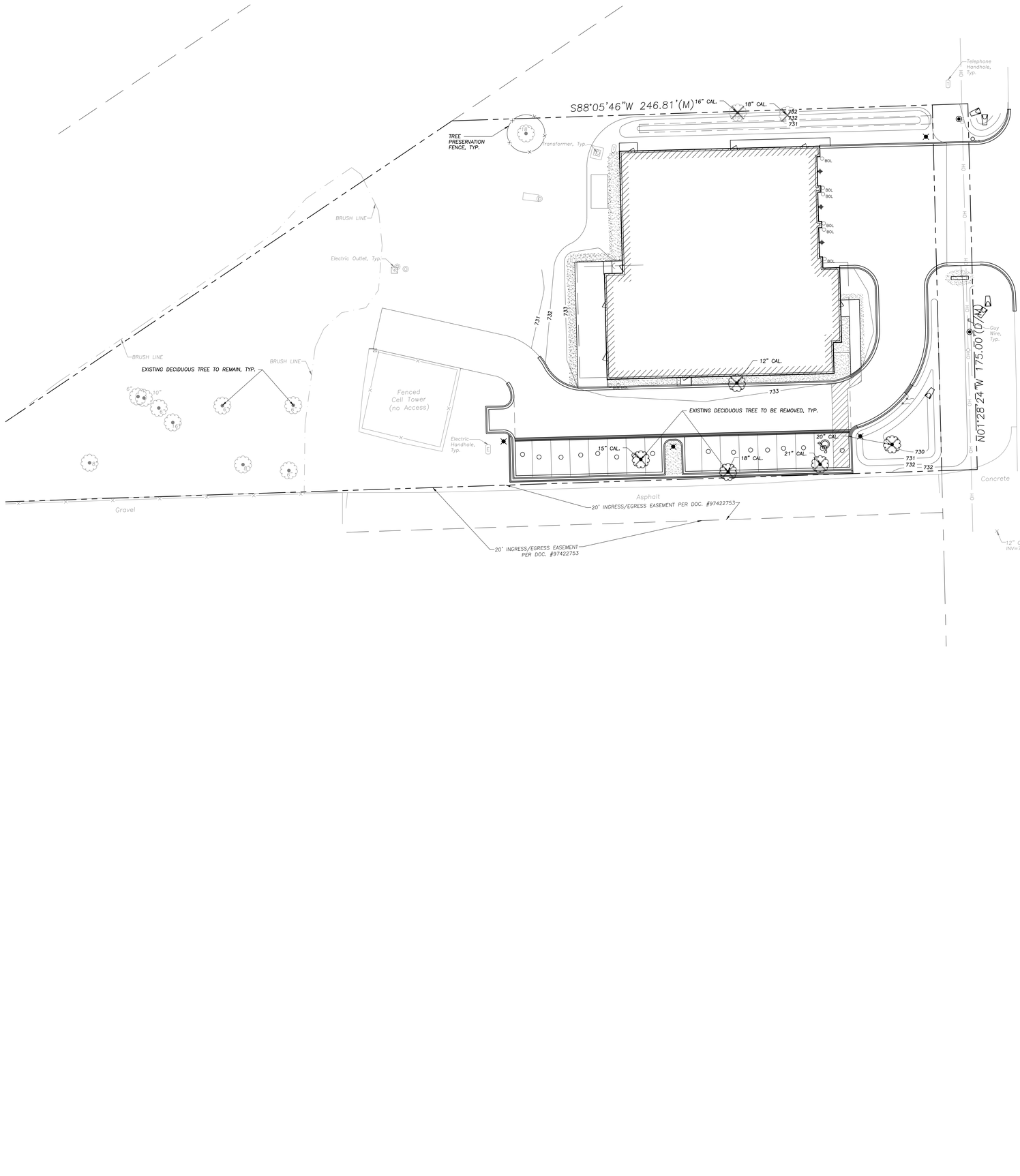

20' 0' 20' 40' 60'

Scale: 1"=20'

N

TREE PRESERVATION NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.
2. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
3. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
5. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
6. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
7. TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.
8. TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
9. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AS SHOWN IN PLAN.
10. REVIEW TREE PROTECTION FENCE INSTALLATION WITH LANDSCAPE ARCHITECT, CITY FORESTER OR OWNERS REPRESENTATIVE PRIOR TO START OF CONSTRUCTION ACTIVITIES.
11. CONTRACT/ CONSTRUCTION FENCE TO INCLUDE PERIMETER OF TREE PROTECTION FENCE WHERE THESE INTERSECT.
12. MAINTAIN TREE PROTECTION AND FENCE WITHIN CONSTRUCTION/WORK LIMIT FENCE FOR THE DURATION OF THE PROJECT.
13. NO STAGING, TRENCHING, DIGGING, TRAFFICKING, RE-GRADING OR OTHER IMPACT SHALL BE ALLOWED IN TREE PROTECTION AREA.
14. CONTRACTOR MUST COORDINATE PLACEMENT OF EROSION CONTROL FENCE WITH TREE PROTECTION TO ENSURE MAXIMUM PROTECTION OF ROOTS, AND SOIL IN CANOPY ZONE.
15. TREE MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF DEBRIS ABD DUST PROTECTION. WASH TREE AND LEAVES WITHIN 24 HOURS POST OVERSPRAY FROM DUST, PAINT, CONSTRUCTION RESIDUE.
16. TEMPORARILY TIE CANOPY IF NEEDED FOR OVERHEAD PROTECTION, NOT TOO EXCEED 24 HOURS PER WEEK.
17. WHEN CONSTRUCTION ACTIVITIES REQUIRE AGGREGATE FILL WITHIN PROTECTED CRITICAL ROOT ZONE, AN INERT STONE MATERIAL MUST BE USED. (AVOID LIMESTONE)
18. ROOT PRUNE WHERE ESTABLISHED TREE CRITICAL ROOT ZONES ARE IMPACTED BY CONSTRUCTION ACTIVITIES. TO BE DONE UNDER THE GUIDANCE OF A CERTIFIED ARBORIST.

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ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350

STATE OF ILLINOIS
STEVEN S. GREGORY
157-000552
REGISTERED LANDSCAPE ARCHITECT

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	ISSUANCE	
NO	DATE	DESCRIPTION
	09.14.2026	PUD SUBMISSION

LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

TREE PRESERVATION PLAN

SHEET NO.
TP1.0

JOB NO. 23-3857.03
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418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Jason Berry, Community Development
THROUGH:
SUBJECT: 2026 Proposed Building Code Amendment
DATE: October 19, 2026

SUMMARY/BACKGROUND
In December 2023, the Village adopted the 2021 International Codes (I-Codes) and the 2020 National Electrical Code (NEC), effective January 2024.

Since adopting these codes, the Building Division has continued to review provisions that may warrant local amendments based on experience with plan reviews, inspections, and changes to national building standards. Several amendments were presented to the Committee of the Whole in November 2025, but no changes were adopted.

The proposed 2026 amendment addresses electrical receptacle requirements for kitchen islands and peninsulas, allowing homeowners and builders to determine whether receptacles should be installed in these locations.

ANALYSIS
Consistency with Updated National Codes

The requirement for electrical receptacles in kitchen islands and peninsulas predates the Village's current building codes. However, the 2020 NEC expanded the requirement, establishing a minimum number of receptacles based on countertop area.

The National Fire Protection Association (NFPA) subsequently reconsidered this requirement, in part due to safety concerns involving appliance cords hanging over countertop edges. Under the 2023 NEC, receptacles in kitchen islands and peninsulas are no longer mandatory, provided that provisions are made for future installation. The revised code also establishes restrictions on receptacle placement.

The 2024 International Residential Code (IRC) incorporated this same approach, aligning its requirements with the 2023 NEC.

The proposed amendment would bring Lemont's electrical requirements into alignment with these more recent national standards without requiring adoption of an entirely new code edition.

Consistency with Village Policy

STAFF RECOMMENDATION
Presented for discussion.

BOARD ACTION REQUESTED
Presented for discussion.

ATTACHMENTS
2025 Minor Amendments to the Lemont Building Codes

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Jason Berry, Community Development
THROUGH:
SUBJECT: Minor Amendments to the Lemont Building Codes
DATE: November 17, 2025

SUMMARY/BACKGROUND
Since adopting the 2021 International Codes (I-Codes), the Building Division has been tracking proposed amendments as specific instances arise in plan review or in the field through inspections.

For discussion, the Building Commissioner is proposing the following:

- Amendments to the pool code for fences (2021 International Swimming Pool and Spa Code)
- Update the International Building Code to mirror residential code requirements for accessory structures (sheds and detached garages)
- Amend I-Codes height requirements and require engineering for retaining walls over 36 inches in height
- Add outdoor kitchen electrical requirements
- Set the length for the use of flexible metallic conduit
- Update rough-in requirements for gas heaters
- Amend requirements for factory built fireplaces to align with installation requirements

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Presented for discussion.

BOARD ACTION REQUESTED
Presented for discussion.

ATTACHMENTS
2025 Proposed Building Code Amendments