Village of Lemont

VILLAGE BOARD COMMITTEE OF THE WHOLE MEETING
September 16, 2024 – 6:30 PM
Village Hall
AGENDA

I. Call to Order

II. Roll Call

III. Discussion Items

III.A Grand Prairie Water Commission Intermediate Pump Station - 12550 Bell Road Application for PUD Preliminary Plan/Plat Approval

IV. Unfinished Business

V. New Business

VI. Audience Participation

VII. Executive Session Discussion Under Chapter 5 ILCS 120

VIII. Adjourn

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: George Schafer, Administration
THROUGH:
SUBJECT: Grand Prairie Water Commission Intermediate Pump Station - 12550 Bell Road Application for PUD Preliminary Plan/Plat Approval
DATE: September 16, 2024

SUMMARY/BACKGROUND

The Greater Prairie Water Commission (GPWC) comprised of the City of Joliet, Village of Channahon, City of Crest Hill, Village of Minooka, Village of Romeoville and Village of Shorewood has purchased a 15+- acre property at 12550 Bell Road within the Village of Lemont to locate an intermediate pumping station and storage standpipe facilities. The facilities would would be constructed prior to 2030 where the commission is to serve its communities with Lake Michigan Water. The standpipes are approximately 130+ feet tall potentially starting with one immediately and another by complete buildout of the system, according to GPWC.

Due to the height of the structures and the overall engineering, timing and other complexities of the development, relief from the unified development ordinance (UDO) via planned unit development (PUD) is necessary. The commission has requested to move forward in the entitlement process, however we have asked them to come to the Committee of the Whole first to address outstanding policy concerns before proceeding in that manner. Several months ago prior to becoming an official commission, they were set to meet with the board but were unwilling to make any progress on addressing issues we had with the project. As a result, the topic was tabled until more progress could be made. Attached are the agenda memorandum from the April Committee of the Whole discussing the project and the various issues.

Since that meeting, the newly formed commission has moved to purchase the property at Bell Road, assemble a formal application (incomplete at this time) and hold a neighbor meeting for residents on Bell Road. Prior to moving forward in the process, we have asked them to meet with the board to discuss outstanding issues. Officials from the newly formed GPWC will be in attendance at the meeting to give a brief overview of the project, location decisions for the facility and other updates on the project and to discuss outstanding concerns.

ANALYSIS

Prior to the previously scheduled Committee of the Whole, officials from the Commission did attend and receive feedback from our staff on their plan. The comments from staff are included as an attachment to this memo. While they have adjusted their plan, they are still missing responses back to staff from the visit to the technical review meeting.

The issues and concerns with the project remain outstanding. As a summary, the issues continue to include the following:

Coordination on 131st Street - Multiple key local and regionally significant capital projects for Lemont, Lemont Township, Lemont Park District, Cook County Department of Transportation & Highway and Cook County are ongoing. Attached is a development map, new proposed park in concept development, 131st street separated bike/pedestrian facilities in Phase I engineering (Village has secured $2+M in federal funds and submitting for state ITEP funding). The Village is also partnering with Cook County Highway to study intersection and signal improvements at Parker and Derby. These projects were in development prior to GPWC routing plan became solidified through 131st Street and now risk substantial delay for this busy rural roadway with no pedestrian accommodations currently.

Coordinating to Avoiding Utility Conflicts - Limitations on extensions of Village infrastructure to serve our community for potable water are a concern along with burdening our community with hefty maintenance costs and safety concerns should water and sewer mains break adjacent or under these massive tunnels. Opportunities for coordination should not be overlooked

Service in Unincorporated Areas - Its been an initiative for Lemont and Cook County to reduce or eliminate unincorporated areas over time to realize service efficiencies and reduce burdens on the county. The Village has a healthy and cost effective water source and many other options available to it if properties wish to develop that necessitate potable water. Introducing a new option for developers and property owners to remain unincorporated goes against those initiatives of the Village and county.

Coordination of Utility Construction Projects - Efficiencies in construction projects should be embraced, especially if Lemont can extend and loop infrastructure for fire suppression, water quality or development purposes. Planning for other infrastructure while obtaining easements, right-of-way and other efficiencies shows great partnerships and makes sense. We certainly understand precedent concerns. However, as we understand it, Lemont is the only non-member (and potentially only member period) that a pumping station and 130 foot standpipes is being located, that could be offered up as an answer to "precedent".

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Discussion.

BOARD ACTION REQUESTED
Discussion

ATTACHMENTS
GPWC-Letter to Lemont-PUD Application 08-12-2024 cover letter.pdf
Bell Road CIP03 Neighborhood Letter 2024 0829 final.pdf
UDO Review Comments 12550 Bell Road 4.4.2024 TRC Meeting.pdf
Agenda Memo from April 15, 2024 Lemont COW Meeting GPWC Item - Item Tabled plus minutes.pdf
Letter from GPWC July 30, 2024.pdf
VOL Letter to GPWC 8.12.24.pdf
Lemont 131st - Derby Rd Nearby Developments.pdf
20231006_Derby Farms Concept.pdf

131st St Bike Path Project Location Map.pdf

Active Transportation Plan Map.pdf

GPWC_Lemont_Route.pdf

GRAND PRAIRIE
WATER COMMISSION

August 12, 2024

Planning and Zoning Commission
Village of Lemont
418 Main Street
Lemont, IL 60439-3788

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

Dear Commissioners:

I am pleased to submit to you the enclosed PUD Preliminary Plan/Plat Application and supporting materials in connection with the development of the property at 12550 Bell Road by the Grand Prairie Water Commission for its intermediate pump station and water storage facilities. We request that this Application be scheduled for consideration by the Planning and Zoning Commission at its regular meeting on September 4, 2024. Following this letter is a list of the materials included with this Application.

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

Please confirm that this Application will be scheduled for the September 4 meeting. If you have any questions or require further information, please feel free to contact Theresa O'Grady at tograd y@cmtengr.com or (630) 336-2028.

Very truly yours,

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

Enclosures

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

GRAND PRAIRIE
WATER COMMISSION

August 20, 2024

Dear Neighbors and Homeowners:

The Grand Prairie Water Commission (GPWC) recently completed the purchase of a 15-acre parcel along the west side of Bell Road south of McCarthy Road (123rd Street) at 12550 Bell Road in Lemont, IL as a key part of the Commission's Alternative Water Source Program (AWSP). Driven by the need for a sustainable, long-term solution to groundwater sources from wells that are unable to meet demand in the near future, the AWSP will bring water from the City of Chicago to the Commission's member communities. This property will serve as a water storage and pumping facility for the Commission, ensuring a safe and reliable supply of potable water for generations to come.

As your new neighbor, we'd like to invite you to join us for an informational presentation on August 29th at 7 pm at the First Nazarene Church, 12725 Bell Road in Lemont, Illinois. The presentation will include an overview of the GPWC and AWSP as well as information about the Bell Road site, its importance within the overall program, and our construction plans for this storage and pumping facility.

Please consider joining us on August 29th for this informative meeting.

For more information about the GPWC and AWSP, please visit the GPWC website at www.gpwc-il.org. If you have any questions regarding this meeting, please feel free to contact me at aswisher@joliet.gov or 815-724-4222.

Sincerely,
GRAND PRAIRIE WATER COMMISSION

Allison Swisher
Program Director

www.lemont.il.us

TECHNICAL REVIEW COMMITTEE (TRC) – 12550 Bell Road

Community Development Planning & Zoning UDO Plan Review
Date: Thursday, April 4, 2024
Meeting Time: 10:00 am

Project: Potable Water Pump Station and Water Storage Facility

Applicant:
City of Joliet as Program Manager for the Grand Prairie Water Commission
Joliet City Hall
150 W Jefferson
Joliet, IL 60432

Proposal Location: 12550 Bell Road (22-26-401-007-0000)
Site size: N/A
Zoning: R-1, Detached Single Family Residential District

Comprehensive Plan: This area is designated **Contemporary Neighborhood.**

Neighborhoods in the **CTP** district are characterized by mostly single-family detached homes, with some single-family attached homes and MF homes incorporated throughout the district. Private open spaces will be smaller than those found in the conventional neighborhood district, but more developments will feature common open space in their designs. All neighborhoods in this district will have a walkable design with streets that connect in a logical manner throughout the neighborhood and in seamless transitions to adjacent neighborhoods. They are designed to safely accommodate walking and bicycling. With an average gross density of 5 dwelling units per acre throughout this district, many residents in Contemporary Neighborhoods will likely live within walkable and bike-able distances of commercial and recreational areas.

Surrounding Zoning and Land Use:

The following land uses are found:
North: R-1, Sun Hill Subdivision with existing single-family homes
South: Unincorporated Cook County
East: R-1, Detached Single-Family District with existing single-family homes
West: ComEd power lines and Gleneagles Subdivision, R-5A / Residential subdivision under construction

Potential Development Process:

1. The proposed [Village] process shall be:
    - TRC Review and Meeting (April 4, 2024) ✓
    - Preliminary Planned Unit Development (PUD) submittal with public hearing at Planning & Zoning Commission (PZC) Meeting.
    - Preliminary PUD discussion at the following Committee of the Whole (COW) meeting.
    - Preliminary PUD Ordinance presented at Village Board meeting (vote).
    - Final Planned Unit Development and Final Plat of Subdivision within year of Preliminary approvals (no public hearing) if Preliminary PUD. Followed by a COW discussion and vote at Village Board Meeting. Preliminary PUD may be extended with proper request.
    - Site Development Permit
    - Building Permit(s)
2. All UDO requirements can be found online: https://library.municode.com/il/lemont/codes/code_of_ordinances?nodeId=TIT17UNDEOR

Preliminary and General Planning Comments from UDO:

1. Provide statements how the proposal meets the PUD Objectives found in §17.08.010 C, if proceeding in this manner. Link to objectives in the UDO: https://library.municode.com/il/lemont/codes/code_of_ordinances?nodeId=TIT17UNDEOR_ARTIIZOZOOR_CH17.08PLUNDE_17.08.010PU
2. §17.08.040 allows for Permitted Deviations from Village Ordinances for PUDs. Modifications that deviate from the bulk, density, and design provision of the Village Ordinances are privileges and will be considered by the Village only in direct response to tangible community benefits received from the PUD. These benefits shall be in the form of exceptional amenities, such as outstanding architecture, the design and amount of open space, the quantity and quality of landscaping, sensitivity to existing topography or drainage, preservation of existing mature trees of exceptional quality, or similar traits.
3. Provide an easement and/or location for future trail connection through the property.
4. The lot is zoned R-1. The minimum front yard setback is 50-feet. The minimum side yard setback is 60-feet. The minimum rear yard setback is 50-feet. Verify these are met.
5. The maximum building height is 37-feet. Anything greater requires a deviation in the PUD.
6. Provide details on the fence.
7. Provide a site data table with all parcel's acreage/sf on the site plan, setbacks, building height, width, lot coverage, square footage, etc.
8. Provide a preliminary Plat of subdivision delineating the dedicated parcel for the Village of Lemont.
9. For all PUDs, landscape plans shall be prepared by a Registered Landscape Architect. See §17.20.030 for the required documents to include with the Preliminary Submittal.

10. All reasonable efforts shall occur in the site design of a proposed development to preserve existing trees, especially mature trees, specimen trees, tree groves or tree lines. (Intent section of Tree Preservation section). A tree survey should be conducted to verify species.
11. If applicable, efforts shall be taken prior to and during site development and construction of structures to protect all trees marked for preservation on the approved tree preservation plan.
12. Provide information on the building design. There is an opportunity with the cylindrical storage tank to make the property appear as a farm, likely providing a more appealing view from the right-of-way and adjacent neighbors. Photo examples at the end of this letter.
13. Clarify the 60'x150' potential expansion area.
14. Clarify if the site will require signage.
15. See Chapter 17.26 regarding street signs, street lights, general provisions for streets, geometrics for streets, and public sidewalk standards.
16. All other applicable standards found in UDO.

Following the TRC meeting, the following notes and comments were added from other departments. Note, the comments and discussion have been summarized below and may not include all elements of the meeting.

Engineering

1. Stormwater detention will not be allowed to discharge onto Village of Lemont parcel.
2. Potential future connection point would be on this site.
3. The access road should be shared use up to the gate with a dedicated easement. GPWC to own property it appears.
4. Potential easements for future bike path connections.
5. MWRD/Cook County/Will South Cook Soil & Water Permits needed.
6. Will a temporary construction easement be needed for the future tanks if constructed?
7. Trees along Bell will be TBD based on what Village of Lemont decides the use for their property will be. Additional cover on the east side of the GPWC parcel might be preferred.

The comments above are preliminary and general in nature and may not constitute a full review of all ordinances and codes in the Village of Lemont. Many comments and suggestions are meant to guide the applicant through the creation of preliminary and final documents. Please contact me with questions.

Sincerely,

Jamie Tate, AICP
Consulting Planner
jtate@lemont.il.us
630.640.5860

Attachments, Sample Architecture of a water plant with storage.





418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: George Schafer, Administration
THROUGH:
SUBJECT: GPWC Memo of Understanding
DATE: April 15, 2024

SUMMARY/BACKGROUND
The Greater Prairie Water Commission (GPWC), being represented currently by the City of Joliet, has identified a 15+- acre property at 12550 Bell Road within the Village of Lemont to locate an intermediate pumping station and storage standpipe necessary to serve the water system Joliet/GPWC is in the process of engineering/constructing to serve Joliet and surrounding communities by 2030. The facilities would include at least one standpipe 120+ feet tall by 2030 and potentially one more by complete buildout of the system. Officials from the City of Joliet/GPWC will be in attendance at the meeting to give a brief overview of the project, location decisions and other factors associated with the request.

The Village has identified particular policy concerns with the request and has attempted to work through those concerns with Joliet/Commission via a memo of understanding before the project proceeds forward for the necessary zoning relief it requires. Its expected that the terms of the memo of understanding would need to be incorporated into a development agreement between the Village and GPWC should the special use/planned unit development move through the process.

The facility locating in Lemont and other infrastructure serving it presents challenges and concerns of which the memo of understanding and eventual development agreement along with planned unit development process intends to mitigate. Staff and legal have been discussing policy considerations of which there have been some areas of cooperation. One of these areas includes potential participation in the commission. Lemont is not a member of the commission but would have an option to join as a wholesale member and capacity would be saved for a period of time, as one of the terms of the agreement. Another coordination item is the donation of unused property at the site to the Village to eliminate the uncertainty of excess land and also provide for a likely connection point for potential water connection and other public uses.

The Village has policy concerns that Joliet/GPWC are unwilling or unable to accommodate at this time. Areas in which Joliet/GPWC are unwilling or unable to coordinate solutions after discussions on the topics include the following.

- coordination to avoid right-of-way conflicts with current and future Village projects - installing transmission main at depths necessary to avoid potential conflicts and future maintenance issues.
- concerns the Village has with Joliet/GPWC being able to serve in unincorporated areas adjacent to Village boundaries without Village consultation.
- coordinating joint utility construction projects and obtaining easements if necessary

along key corridors where both entities are planning utility extension projects.
- coordination and cooperation with Lemont's construction of a bike path on 131st Street (expected utility path of GPWC around same timeframe of construction of path).

The committee meeting on April 15th is intended for an overall project update and for clarification on Joliet/GPWC's positions on these and to facilitate any additional direction on the project before it formally enters the process.

ANALYSIS

Consistency with Village Policy
Other Subheadings, as applicable. Please Specify in Analysis Field.

STAFF RECOMMENDATION
Discussion

BOARD ACTION REQUESTED
Discussion

ATTACHMENTS

VILLAGE BOARD COMMITTEE OF THE WHOLE MEETING

Village Hall

418 Main Street, Lemont, IL

April 15, 2024 – 6:30 PM

II. Roll Call

III. Discussion Items

III.A Discussion of Case 2024-04 814 State Street Parking Variation

The applicant, Samer Akkawi, is requesting relief from the Village's minimum parking requirements to open a restaurant in the vacant space at 814 State Street, formerly occupied by Celina's Deli many years ago. The property is zoned B-1 Office/Retail Transitional District, and a restaurant is allowed in this district. Parking lot does not have the minimum stalls required by the Unified Development Ordinance (UDO) for the proposed use. The current parking lot has 24 parking stalls, as striped.

At the public hearing the following primary concerns were: traffic will get worse on State Street; "Trouble" will increase; Increased garbage; Concern with late hours; Liquor; Access; Small size of parking lot; Deliveries; Patrons parking in neighbor's yards.

Jason Berry noted half the building has already been re-developed for a title company. There is an agreement between Petr's deli and the applicant to share the parking lot. The P&Z has approved based on approved variations. Mayor Egofske asked applicant how many more spots he may need. Four more parking spots are needed. If there is no parking, people would have to park across State Street or a block away. Hours would be 11 a.m. – 11 p.m. Trustee McClafferty asked for a description of the business. Applicant said it is more of a restaurant that has a bar. Applicant Samer is more than willing to work with concerned residents and the Village. Closing one entrance to the site would add more parking but Jason does not recommend it. Jason did note that shared parking would be till Petr's closes which is at 7 p.m. Trustee Shaughnessy said the alley way has created issues in the past with the neighbors directly behind this building. Mayor Egofske said the only variation is the four parking stalls and this is zoned for business.

Attendee's:

- Woman is concerned with the liquor and gambling so close to a playground and the historic area of Lemont. Liquor is allowed 11 a.m. to 2 a.m. in Lemont said Jason Berry.
- Woman is concerned with large number of TV's for sporting events and overload of patrons. Can't deliver product through the front door if it is a restaurant in Cook County. Where would the grease trap be stored. No room in the alley. Cars would be left overnight if there is a drunk driver. What is the noise ordinance in Lemont. Concerned about over populating the small streets near this building with truck deliveries. She would prefer an in-out business rather than a customer staying 2 – 3 hours.
- Man said the business was presented as a bar/gambling/restaurant. The parking and traffic on State Street is a disaster. Concerned about overflow parking which will go on Short Street. No

resident wants the overflow parking. The owner of the lab has not been in touch with applicant for parking.

- Man is concerned with the 6 – 8 workers parking. Will they be parking on Short Street.
- Man wanted the trustee's to also consider those patrons standing at the bar watching sports. He is pro-business but parking is an issue for employee's and patrons.
- Woman asked about the handicapped parking. Jason noted there is one spot.
- Man said he lives close by but did not get any notice in the mail regarding the PUD and variations.

Jason Berry noted that Samer has always been honest with him. This license is for a restaurant with liquor and food profits must be over 50% of sales. Trustee Kittridge did note the applicant is taking a risk as well. Attorney Stillman reminded all that the only issue before this board is the four parking spots and there is no voting at this COW meeting. Liquor license can limit the hours on a new restaurant. Trustee Shaughnessy is against adding more spots. Trustee Sniegowski is against the location as well. Board feels that there is not enough parking and patrons will not park and walk from other streets. Board thanked all residents for their comments.

III.B GPWC Memo of Understanding

Pulled from agenda. No response from petitioner on Village's red line changes to agreement.

III.C Discussion of Potential Second Amendment to Redevelopment Agreement

The Village approved a Redevelopment Agreement (RDA) with Bluestone Single Tenant Properties (BSTP) in August 2022. With the assignment of the Purchase and Sale Agreements to Lenny's Lemont, a new RDA was needed to replace the August 2022 agreement with BSTP. That redevelopment agreement amendment was approved in June 2023. Since then, the first phase of the overall site has been under construction (Gas n' Wash) and is nearing completion. Phase 2 of the of the project is behind schedule due to market and other related issues and proposed uses and revenue streams may be different than planned. In addition, the developer has proposed new ideas for retail instead of industrial on the western side of the development along with an area for larger trucks to park while visiting the convenience store and restaurant. These changes will necessitate additional entitlements. A new redevelopment agreement amendment may be necessary to reflect changing conditions and continue redevelopment activities.

Alex and Mike are present from Gas n Wash. George welcomed them and noted they are working at a fast pace and is looking for an update on the rest of the site, 16 acres total. Mayor Egofske is asking for any information regarding the next phase. Currently they only develop the Gas n Wash said Alex. The current plan is to get the site open and share the success and numbers to encourage new interest. There is a main convenience store with the diesel activity in the back. The out lot needs a future tenant such as Kane's Chicken. Alex handed out marketing plans that will be used for interested businesses. Mayor Egofske said the original project was signed off with hopes of the OTB. Within the first sixty days they will have a good feel regarding sales. Trustee Sniegowski asked for an updated flow of the traffic pattern. Three percent add on per gallon tax is in place. Trustee Shaughnessy confirmed there will be a Dunkin Donut drive thru. Mike Stillman confirmed they do have a liquor license and six gaming machines. Opening day is April 26. Board thanked all for coming in.

Unfinished Business

Jason Berry mentioned at 127th and State Street, nearby Fifth Third Bank will be closing their State Street location for a smaller footprint. A broker did mention that a quick service retailer may be interested on this corner. Jason said they would require a sales tax share. It is a large number and the two properties are valued around one million. Would the board consider a tax share for this site. Mayor Egofske said this could be a decent drive thru retailer with a small walk in. They would combine the two properties with a double drive thru. Jason mentioned that the site would have to be cleaned up thoroughly being a former gas station. Trustee McClafferty is ok if it is a reputable business. Trustee Sniegowski wants to make sure there is a tax rebate with a time line to recoup any potential loss. Trustee Kittridge would like the bank on the corner and the retailer on the former bank spot. Trustee Shaughnessy said the light can be altered for better traffic control. Jason will continue conversations with interested parties.

New Business

514 McCarthy Road next to Central School. Owner has passed away and there are violations. Jason Berry believes the school board might be interested in this property. It's in foreclosure. The village can buy it and then sell to the school district. Trustee Maher would like a conversation with the school district first.

Downtown valet program is being considered. The downtown businesses want the village to pay for this service at a cost of $1K per Friday or Saturday night. The parking stubs can be validated and the village can monitor where the cars are traveling in from. George said we can come up with a downtown tax and roll in different services, such as flowers. Trustee Kittridge would like to try it for one summer.

Adjourned at 8:27 pm

GRAND PRAIRIE
WATER COMMISSION

July 30, 2024

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

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

Dear Mayor Egofske:

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

As you know, the Commission is implementing its plan for receiving Lake Michigan water from the City of Chicago and is developing a waterworks system to deliver water from the southwest side of the City of Chicago to the region that includes the Charter Members. We refer to this program as the Alternative Water Source Program ("Program"). The Program will provide water to over 300,000 people by 2030. The Commission has entered into an Intergovernmental Agreement for Program Management with the City of Joliet, pursuant to which Joliet will serve as Program Manager for the Program.

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

The Commission has purchased the property at 12550 Bell Road in the Village of Lemont ("Bell Road Property") for the purpose of constructing and operating water storage and pumping facilities. The Bell Road Property meets the hydraulic standards for operation of the storage and pumping facilities as part of the Commission waterworks system. A summary of the analysis that resulted in the selection of the Bell Road Property for these facilities is attached; this information was previously provided to Lemont staff in February 2024.

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

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

Our preference is to work collaboratively with the Village on this project. To this end, the Commission intends to submit an application for zoning relief by August 12, 2024. The Commission is willing to share its development plans with the Village through the zoning process. However, please understand that the Commission is a regional water commission that is authorized by the State of Illinois to perform its regional objective of obtaining a common source of water supply and constructing and operating a waterworks system for its member municipalities, and it is not required to obtain local zoning approval. To establish a collaborative process with the Village, we will be sharing our plans with the Village promptly and would appreciate the opportunity to work cooperatively with you.

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

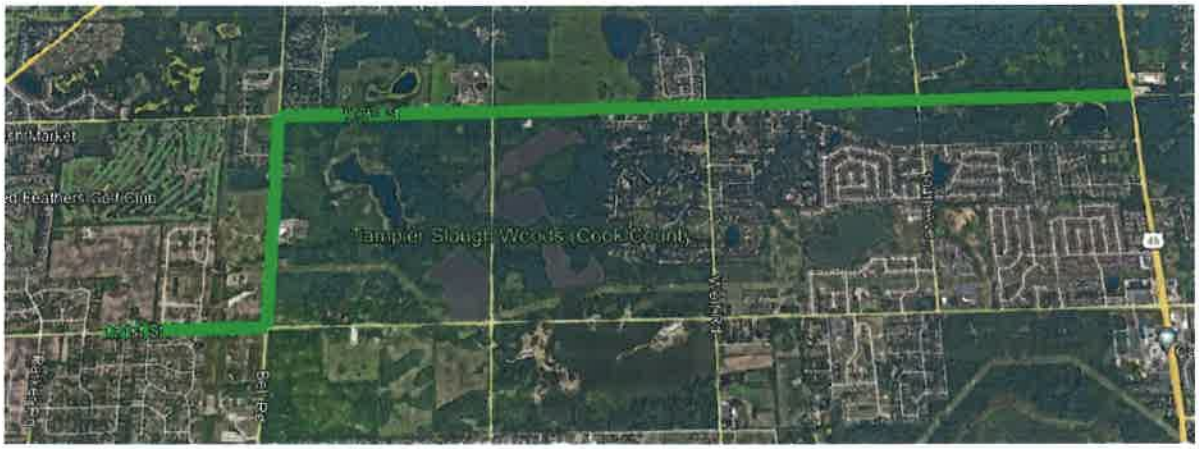
Very truly yours,

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

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

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

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



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

May 17, 2024

To: Michael Stillman, Village Attorney, Village of Lemont

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

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

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

1. Questions from Lemont[1]

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

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

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

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

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

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

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

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

---

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

2. Lemont Proposals to Modify the Draft MOU

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

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

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

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

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

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

3. GPWC Documents

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

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

Jamie,

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

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

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

Theresa
THERESA O'GRADY | Crawford, Murphy & Tilly | w 630.907.7028 | m 630.336.2028
Vice President

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

External Message: This email was sent from a mailing outside of CMT. Please use caution with links and attachments from unknown senders or receiving unexpected emails.

Hi Theresa,

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

637225471386370000 (lemont.il.us)

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

Thank you,
Jamie

Jamie Tate, AICP
Consulting Planner

VILLAGE OF LEMONT

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

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

Jamie

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

Thanks,
Theresa

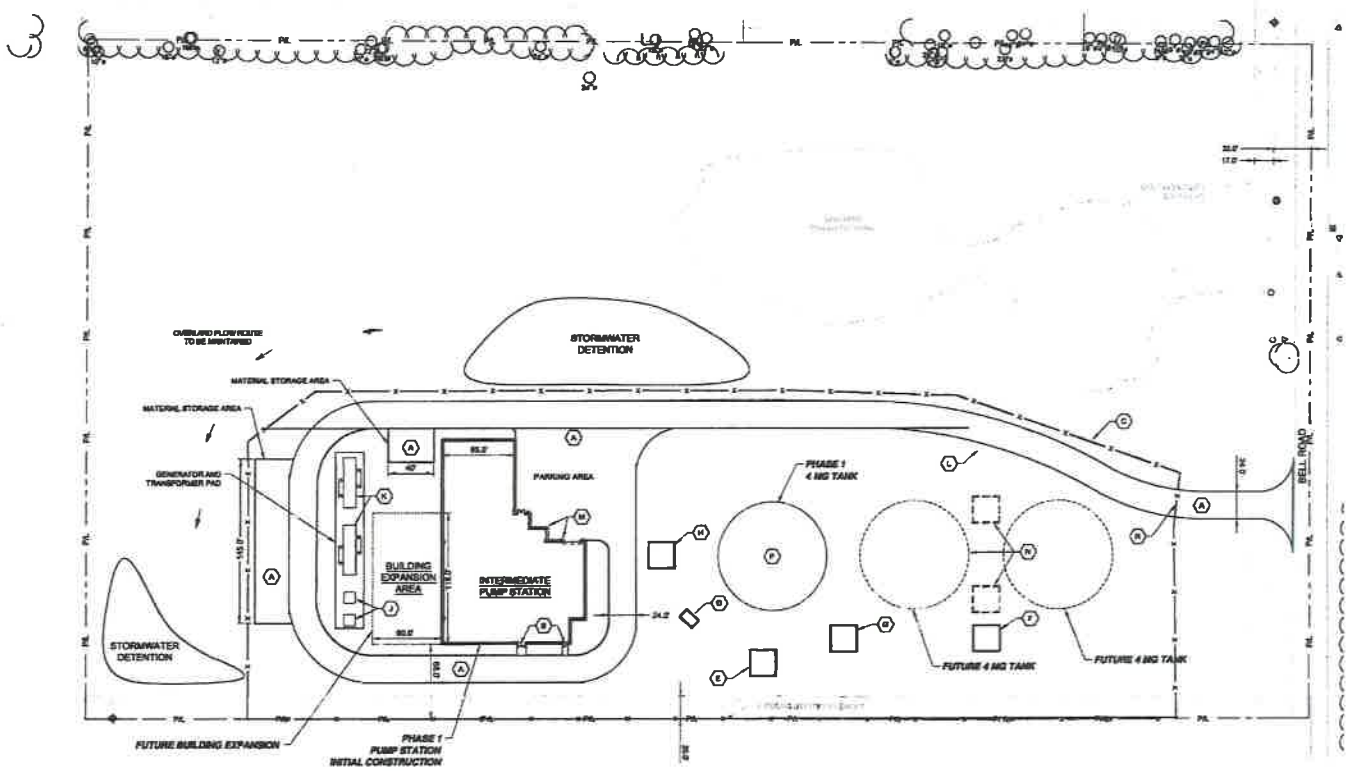
THERESA O'GRADY | Vice President
CMT
Crawford, Murphy & Tilly | Engineers & Consultants
550 North Commons Drive, Suite 116 | Aurora, IL 60504
w 630.907.7028 | m 630.336.2028 | f 630.820.0350 | togrady@cmtengr.com
Centered in Value

GENERAL SHEET NOTES

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

SHEET KEYNOTES

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



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SCALE IN FEET

CITY OF JOLIET
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Revision	By	Appd	YYY.MM.DD

Issued	By	Appd	YYY.MM.DD

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GRAND PRAIRIE WATER COMMISSION

Stantec

CMT

City of Joliet

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

File Name: 40334_03_C-101_PHASE1	AS Dwn.	AS Dsgn.	SS Chkd	XXXX.XX YYY.MM.DD

CONCEPTUAL SITE PLAN

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

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

George –

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

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

Allison

rethink water JOLIET
RETHINKWATERJOLIET.ORG

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

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

Allison -

Circling back on this email.

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

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

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

George J. Schafer
Village Administrator

VILLAGE OF LEMONT

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gschafer@lemont.il.us | www.lemont.il.us

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

George-

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

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

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

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

Thank you for your attention to this matter.

Allison

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RETHINKWATERJOLIET.ORG

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VILLAGE OF LEMONT

www.lemont.il.us

August 12, 2024

Mayor DeBold
Chair, Grand Prairie Water Commission
Mayor, Village of Shorewood
Via Email: cdebold@shorewoodil.gov

Re: **Response to letter from Grand Prairie Water Commission dated July 30, 2024**

Dear Mayor DeBold:

Thank you for your letter dated July 30, 2024. Your correspondence appears to be in an official capacity of the Grand Prairie Water Commission (GPWC). Prior, we had only been corresponding with officials and staff from the City of Joliet, the Will County Governmental League, Crawford, Murphy & Tilly (a civil engineering firm) and Donahue & Rose (a law firm). All the correspondence previously from these officials and staff members may or may not have been given direction and authority by the Mayor and/or City Manager of the City of Joliet and/or the collective communities that now comprise the Grand Prairie Water Commission (GPWC), as I understand it.

We understand the City of Joliet, and now Grand Prairie Water Commission (GWPC) as of June 28th, is urgently trying to design, engineer and construct an improvement that will deliver treated water from the City of Chicago to the City of Joliet and five other smaller communities directly through Lemont, in less than 6 years. I question whether the result, at the cost it will end up being once all the bills come due, will be the most cost-effective solution possible for drinking water for its collective residents. A more important question is what lasting effect a project of this magnitude will have on the taxpayers of the region if all viable alternatives were not vetted properly and it was too quick to design, engineer, borrow and construct. These are not issues for Lemont residents to ponder entirely and ones that can be left for another day.

What is of concern, and the point of this letter is to communicate the lack of cooperation we feel we have experienced with the host of officials given direction by the City of Joliet and the collective conglomerate in advance of the formal commission taking shape. As with most projects of regional significance when Lemont is tangentially involved, we lend our support any way we are able and wish our intergovernmental partner(s) good fortune. For this project however, Lemont is very much a key player, and not by choice. We have been made aware that a property in our community is being selected (and now has been purchased according to your letter) to be the lone property in the entire 60 plus mile system for the purposes of constructing an intermediary pumping station & water storage facility consisting of 150+- foot standpipes. We were told that it could not be located anywhere else along the system and nowhere else in the Lemont area other than 12550 Bell Road. We find this incredibly concerning and non-collaborative on your part not to fully vet other locations and to not involve Lemont in the process of this location. Stating this is the only location due to engineering constraints seems convenient and irrational.

We also were made aware that the path of the nearly 70-inch underground tunnel that will stretch from Chicago to Joliet will directly bisect Lemont through our public roadways as it heads to the west and eventually southwest. We discovered the full detailed path of the tunnel through Lemont only after our consulting engineer was granted a short visit to the City of Joliet's (or future commission's) consulting engineer's office to view (but not permitted to copy or take photos of) the 30% engineering plans for the proposed route (which are now at 60% according to your letter).

Understanding the regional significance of the project we were open to working with the City of Joliet, the Will County Governmental League, attorneys and the engineers working on the project. We had made reasonable efforts to accommodate the request with reasonable requests of our own and were met with denials and an inability to work together along the way.

As you may be aware, the City of Joliet was scheduled to attend our Committee of Whole in advance of our Planning & Zoning Commission to discuss outstanding policy concerns we have with the request and mitigate outstanding issues. An unwillingness to propose any solutions from the City of Joliet's representatives to our reasonable concerns led to the item being tabled until there was more progress. The outstanding policy items are listed below without any progress being made to date (language from April 15th COW public meeting agenda staff memorandum):

The Village has policy concerns that Joliet/GPWC are unwilling or unable to accommodate currently. Areas in which Joliet/GPWC are unwilling or unable to coordinate solutions after discussions on the topics include the following.

- *coordination to avoid right-of-way conflicts with current and future Village projects - installing transmission main at depths necessary to avoid potential conflicts and future maintenance issues.*
- *concerns the Village has with Joliet/GPWC being able to serve in unincorporated areas adjacent to Village boundaries without Village consultation.*
- *coordinating joint utility construction projects and obtaining easements, if necessary, along key corridors where both entities are planning utility extension projects.*
- *coordination and cooperation with Lemont's construction of a bike path on 131st Street (expected utility path of GPWC around same time of construction of path).*

Not taking these requests into consideration will be adding significant dollars to a small non-home rule community and severely limiting our opportunities for necessary enhancements to our water and sewer systems short and long-term, and will delay, impact or potentially kill important safety improvements along key corridors that have been in the planning long before Joliet's project came along. We trust that the lack of cooperation to date was an oversight and more due diligence can be undertaken on these important issues.

As a result of this lack of cooperation to date, the project as proposed is not in the best interests of the Village of Lemont and its residents. Due to lack of cooperation on these issues thus far, we feel uneasy doing anymore negotiation outside of public meetings.

We understand that Joliet (and now the Commission as of June 28th) continue to rush through and are insisting on a Planning & Zoning Commission date without addressing any of these concerns. However, with policy issues still outstanding and without a good faith effort in addressing any of them we are directing your Commission to the Committee of the Whole to discuss outstanding policy concerns prior. For productive discussions to ensue, commission members with authority (at least two) to address issues should attend and not merely staff members, consultants, attorneys and liaisons.

Please have your staff reach out to Village Administrator George Schafer for scheduling on a Committee of the Whole date at (630) 243-2709 or gschafer@lemont.il.us. If you have any questions, please feel free to reach out to me at (630) 257-1590.

Sincerely,

John Egofske,
Mayor

Enclosure
cc: Mr. George J. Schafer, Village Administrator
Mr. Michael Stillman, Village Attorney

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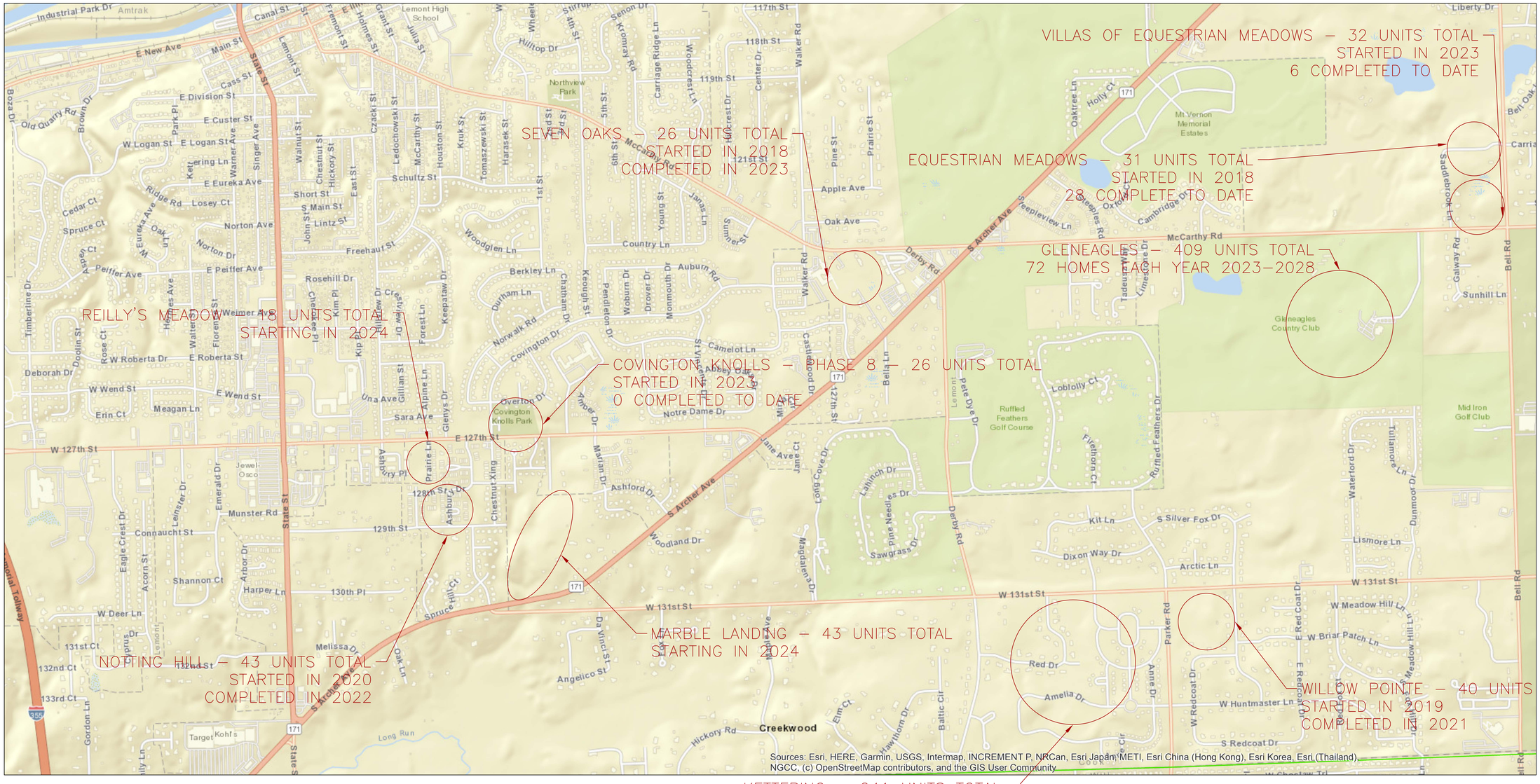
131ST STREET AND DERBY ROAD PROPOSED TRAFFIC SIGNAL

RECENT DEVELOPMENTS



12/20/2023 11:43:23 AM
J:\2023\2303454\Design\131st St & Derby Location map\LEMONT 131ST – DERBY RD CITY LIMITS.dwg
Xrefs:

DRAWN BY:		JOB DATE:	2024
APPROVED:		JOB NUMBER:	2303454
CAD DATE:			
CAD FILE:			

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

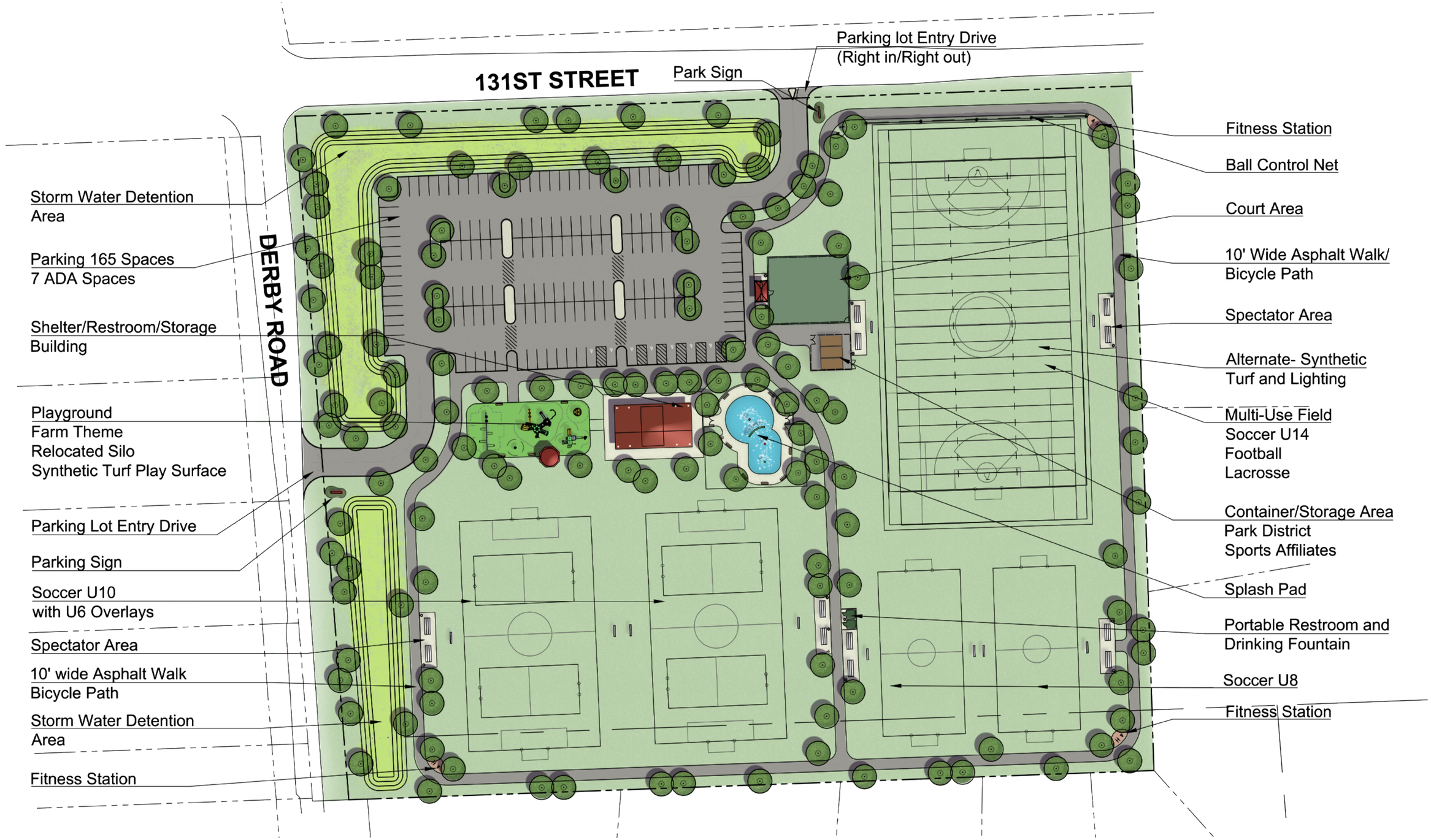
NO.	DATE	BY	REVISION DESCRIPTION

HRGreen

131ST AND DERBY TRAFFIC SIGNAL
VILLAGE OF LEMONT
LEMONT, ILLINOIS

EXHIBIT

SHEET NO. 1



HITCHCOCK DESIGN GROUP
creating better place's

Concept Plan
Derby Farms Park
Lemont, Illinois

NORTH

SCALE: 1"=40'

0' 20' 40' 120'

ISSUE DATE: OCTOBER 6, 2023
All drawings are preliminary and subject to change.
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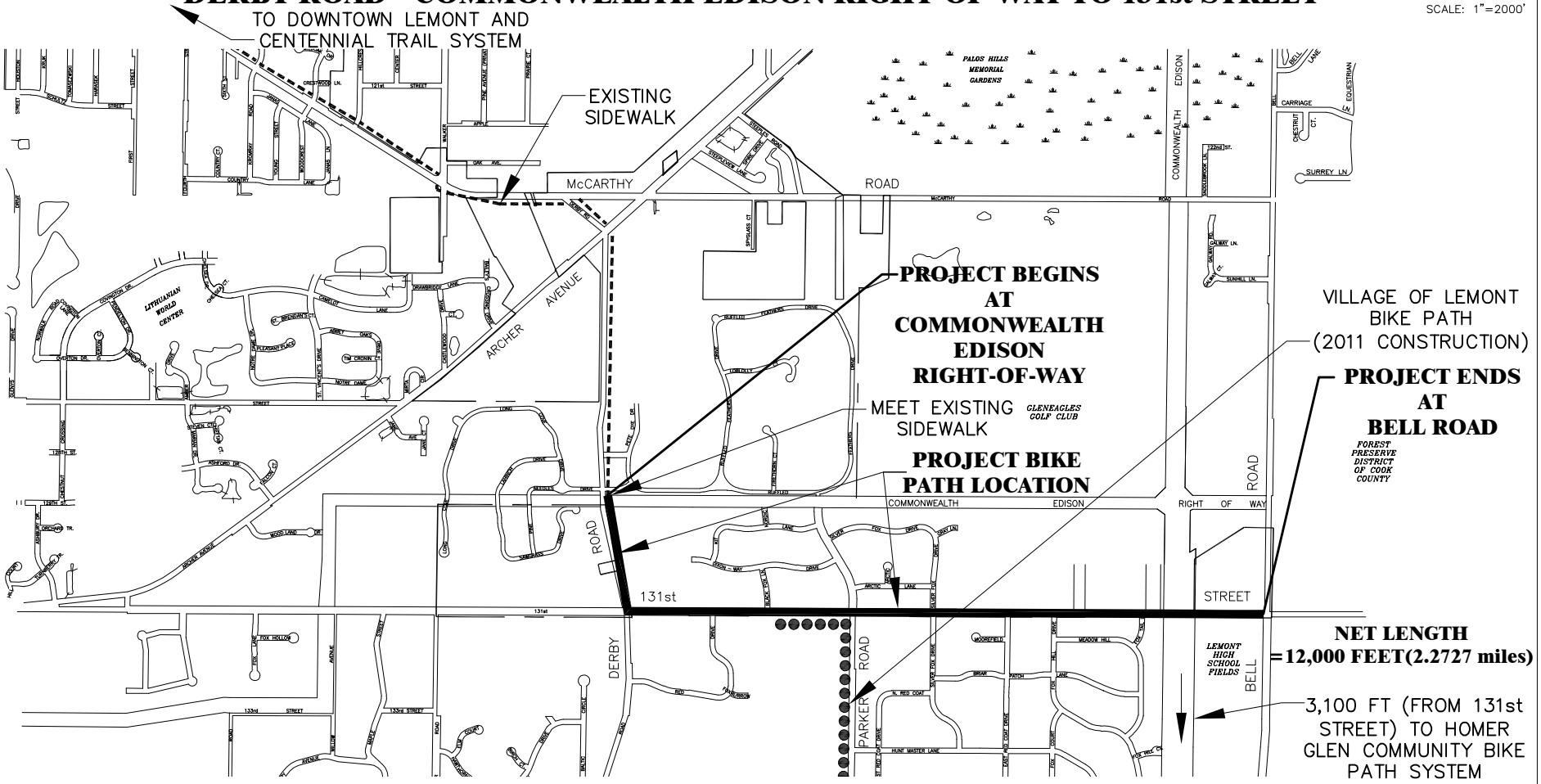
PREPARED FOR:
Lemont Park
District

VILLAGE OF LEMONT, ILLINOIS
131st STREET & DERBY ROAD BIKE PATH INPROVEMENTS
LOCATION MAP
131st STREET - DERBY ROAD TO BELL ROAD
DERBY ROAD - COMMONWEALTH EDISON RIGHT-OF-WAY TO 131st STREET

SCALE: 1"=2000'



PROJECT

VILLAGE OF LEMONT, ILLINOIS

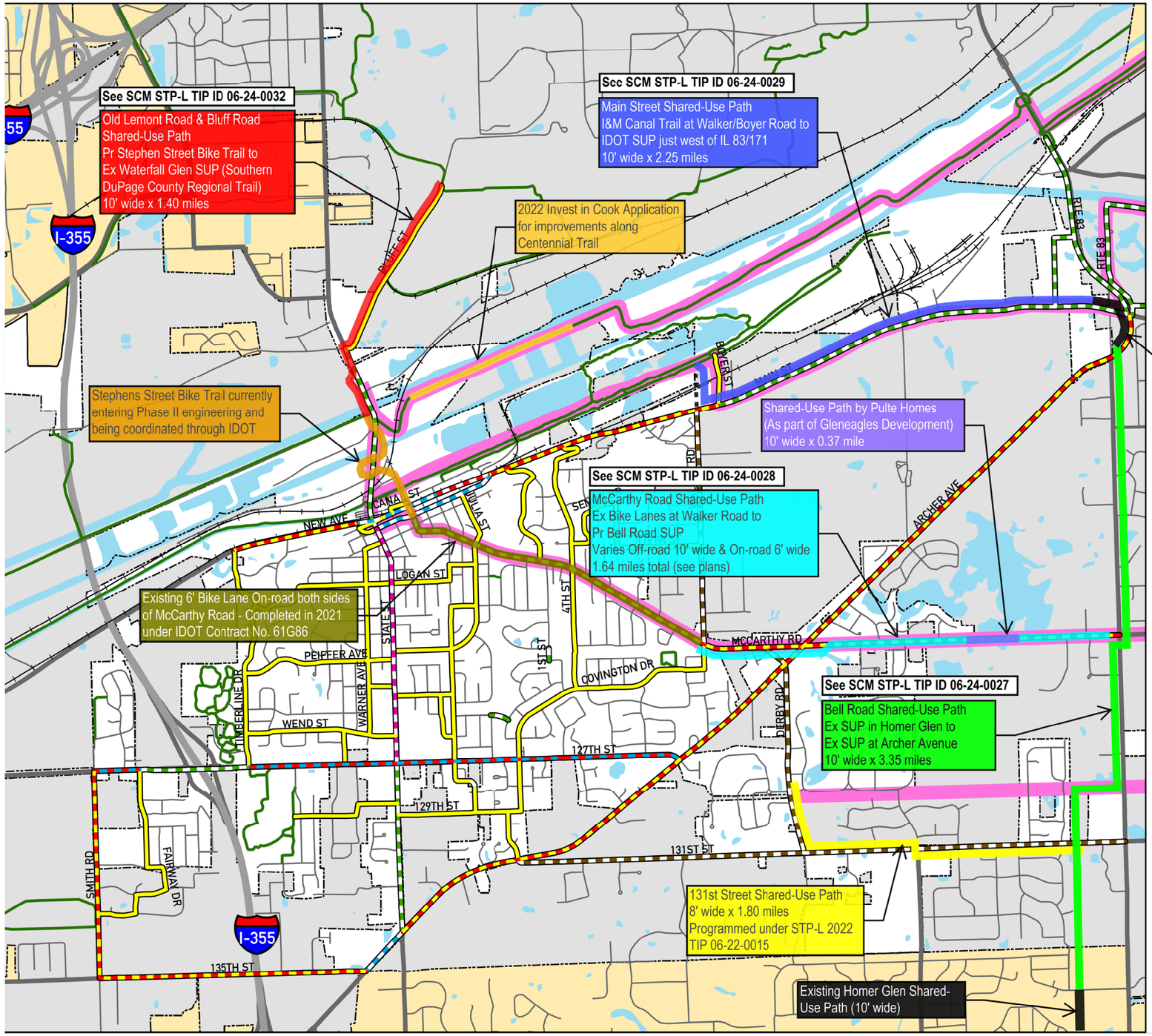
131st STREET & DERBY ROAD BIKE PATH INPROVEMENTS

LOCATION MAP

DATE: 3-08-22

PROJECT NO. 22049

Proposed Bicycle Improvements Map



Proposed Bicycle Improvements

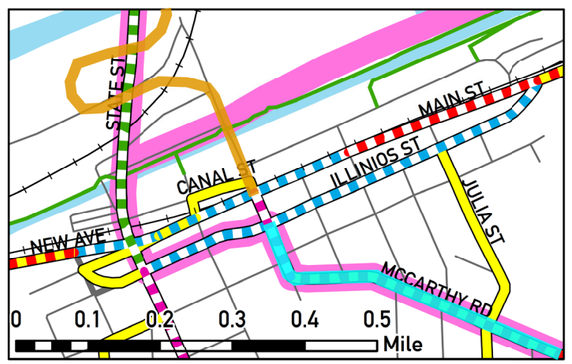
Proposed Bicycle Infrastructure
- Bike Lane
- Paved Shoulder
- Bike Route
- Shared Lane
- Shared Use Path or Trail
- Bike Lane & Shared Lane
- Near-term Shared Lane/Long-term Bike Lanes
- Near-term Bike Route Signs/Mid-term Shared Lane
- Near-term Share the Road Signs/Long-term Bike Lanes
- SCM Corridors
- Existing Trail

- Highway
- Arterial
- Local Road
- Railroad
- Water

SCM STP-L 2024

- Main Street Shared-Use Path
- Bell Road Shared-Use Path
- McCarthy Road Shared-Use Path
- Old Lemont Road & Bluff Road Shared-Use Path

Downtown Lemont

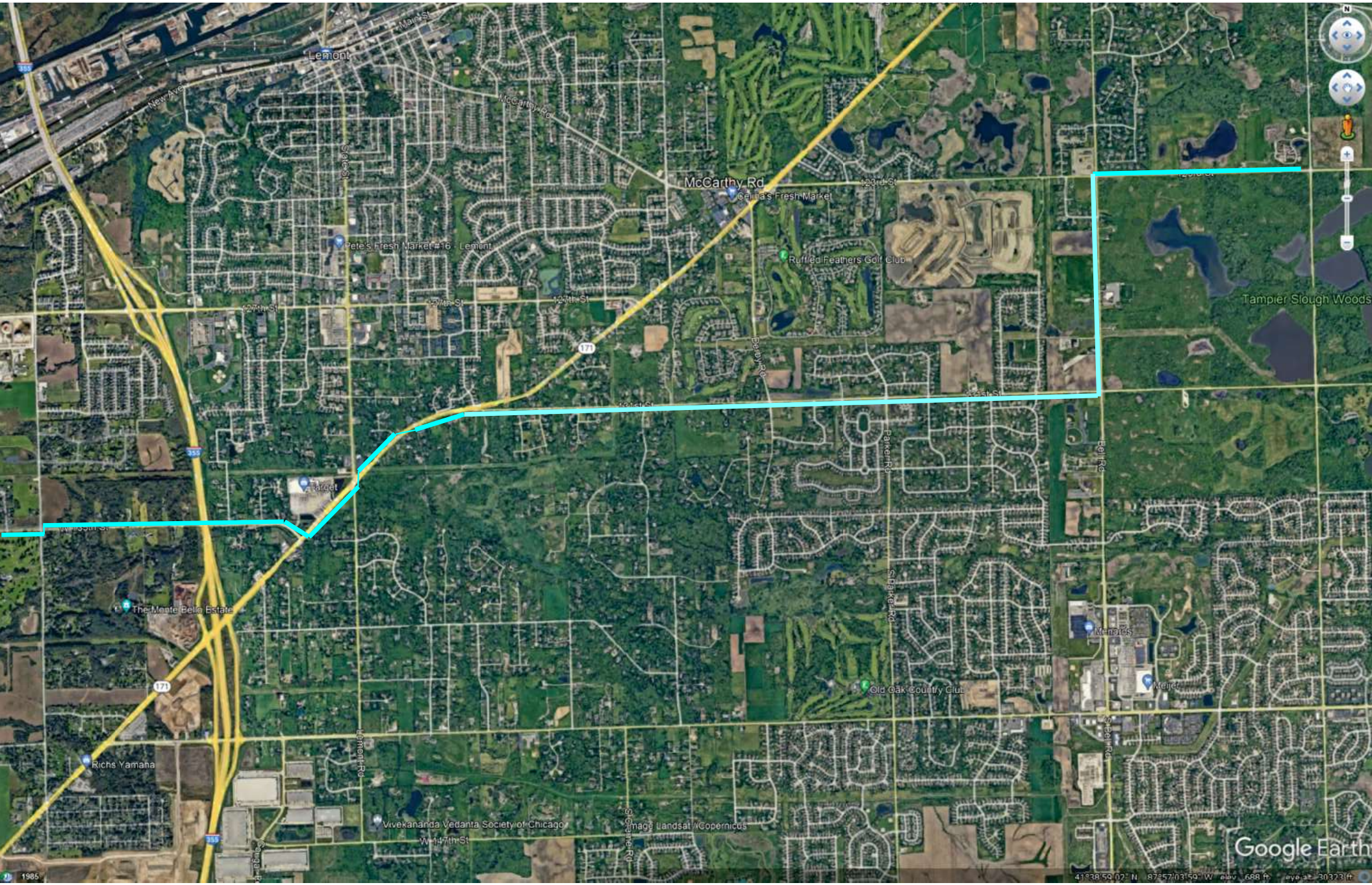


N

Streets highlighted on this map
are proposed for bicycle improvements

0 0.4 0.8 1.2 1.6 Miles

Prepared By: Active Transportation Alliance
Data Source: Active Transportation Alliance, Navteq & The Village of Lemont


Lemont
McCarthy Rd
Pete's Fresh Market #16 - Lemont
Cellina's Fresh Market
Ruffled Feathers Golf Club
Tampier Slough Woods
Target
The Monte Bello Estate
Menards
Meijer
Old Oak Country Club
Richs Yamaha
Vivekananda Vedanta Society of Chicago
Image Landsat / Copernicus
Google Earth