City of Lockport
CITY COUNCIL
MEETING AGENDA

WEDNESDAY, OCTOBER 21, 2026 LTHS EAST CAMPUS, PORTER RM., DOOR #1, 1333 E. 7TH ST., LOCKPORT, IL

7:00 PM

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. INTRODUCTION

D. LIAISON'S REPORT

E. MAYOR'S REPORT

F. AGENDA PARTICIPATION

Any person who wishes to speak on a topic that is on the Agenda of the Meeting shall fill out a Speaker Card before the start of the Meeting, either at the City Clerk's Office, or may give to the City Clerk before the start of the Meeting itself, stating name, and topic on the Agenda to be discussed. Speaker Cards are required for each of the items the Speaker wishes to address. The purpose of the Cards is to obtain the spelling of name of the Speaker, contact information, and provide for efficient meeting administration. All Speakers shall comply with these rules, which shall be posted at the Speaker Sign-In desk and rulings of the City Clerk. Speakers shall be called by name to approach the podium by the City Clerk. A time limit of five (5) minutes shall be imposed on each Speaker.

Illinois Municipalities may adopt a group of assorted Ordinances, Resolutions, Motions, and orders by a single Roll Call Vote called an Omnibus Vote or approval by Consent Agenda. The Omnibus Vote/Consent Agenda Vote shall be taken following the unanimous consent by the City Council as to the items to be included in the vote. There will be no separate discussion on these items unless a Council Member or Citizen so requests. In that event, the item will be removed from the Omnibus Vote/Consent Agenda and considered in its normal sequence on the Agenda

G. CONSENT AGENDA

CL-1. Regular City Council Meeting Minutes from October 7, 2026
Suggested Action: Approve the Regular City Council Meeting Minutes from October 7, 2026 as presented

CL-2. Committee of the Whole Meeting Minutes from October 7, 2026
Suggested Action: Approve the Committee of the Whole Meeting Minutes from October 7, 2026 as presented

FN-1. Payroll Period Ending October 11, 2026
Suggested Action: Approve the payroll period as presented

FN-2. Resolution No. 26-117 Authorizing the Purchase of Milestone XProtect Licenses and Two Servers
Suggested Action: Approve Resolution No. 26-117 Authorizing the Purchase of Milestone XProtect Licenses and Two Servers

CA-1. 2027 Annual Schedule of Meetings for Lockport City Council, Committee of the Whole, Planning & Zoning, Board of Police Commissioners, and Heritage & Architecture
Suggested Action: Approve the 2027 Annual City of Lockport Schedule of Meetings for Lockport City Council, Committee of the Whole, Planning & Zoning, Board of Police Commissioners, and Heritage & Architecture

CA-2. Resolution No. 26-113 Approving the Redevelopment Incentive Agreement for 711 State Lockport Fore, LLC for a Mutually Agreeable Restaurant Space Tenant Build Out, In Lockport, Illinois
Suggested Action: Approve Resolution No. 26-113 Approving the Redevelopment Incentive Agreement for 711 State Lockport Fore, LLC for a Mutually Agreeable Restaurant Space Tenant Build Out, In Lockport, Illinois

CD-1. Ordinance No. 26-025 Special Use Permit for a +/- 24 Acre Planned Development with Rezoning to R1/R2 Single-Family Residential to Allow a 68-Unit Residential Community for the Property Generally Located South of 141st Street, Between Smith Road and Basham Drive (Royal Highlands)
Suggested Action: Approve Ordinance No. 26-025 Special Use Permit for a +/- 24 Acre Planned Development with Rezoning to R1/R2 Single-Family Residential to Allow a 68-Unit Residential Community for the Property Generally Located South of 141st Street, Between Smith Road and Basham Drive (Royal Highlands)

CD-2. Resolution No. 26-111 Approving Preliminary Development Plan/Final Plat of Subdivision for the Development Generally Located South of 141st Street, Between Smith Road and Basham Drive (Royal Highlands)
Suggested Action: Approve Resolution No. 26-111 Approving Preliminary Development Plan/Final Plat of Subdivision for the Development Generally Located South of 141st Street, Between Smith Road and Basham Drive (Royal Highlands)

CD-3. Resolution No. 26-115 Approving the Fire Alarm & Fire Sprinkler System Installation Program Grant for the Property Located at 1038 S. State Street in the Amount of $5,000
Suggested Action: Approve Resolution No. 26-115 Approving the Fire Alarm & Fire Sprinkler System Installation Program Grant for the Property Located at 1038 S. State Street in the Amount of $5,000

CD-4. Resolution No. 26-116 Approving the Facade and Site Improvement Grant for the Property Located at 988 E 9th Street in the Amount of $1,500
Suggested Action: Approve Resolution No. 26-116 Approving the Facade and Site Improvement Grant for the Property Located at 988 E 9th Street in the Amount of $1,500

AT-1. Ordinance No. 26-026 Amending Chapter 111 of the City of Lockport Code of Ordinances
Suggested Action: Approve Ordinance No. 26-026 Amending Chapter 111 of the City of Lockport Code of Ordinances

PD-1. Resolution No. 26-112 Authorizing the Purchase of One 2026 Ford Maverick XLT
Suggested Action: Approve Resolution No. 26-112 Authorizing the Purchase of One 2026 Ford Maverick XLT

PD-2. Resolution No. 26-114 Approving a Contract with Axon Enterprise, Inc. for Body Worn Camera and In-Squad Fleet Cameras for $1,729,021.12
Suggested Action: Approve Placing Resolution No. 26-114 Approving a Contract with Axon Enterprise, Inc. for Body Worn Camera and In-Squad Fleet Cameras for $1,729,021.12 on the Agenda for the Next Regularly Scheduled City Council Meeting

H. APPROVAL OF MEETING MINUTES (If not approved as a Consent Agenda Item)

I. APPROVAL OF PAYROLL (If not approved as a Consent Agenda Item)

J. REGULAR BUSINESS ACTION ITEMS

FN-1. Bills Through October 13, 2026
Suggested Action: Approve the various bills as presented

CD-1. Ordinance No. 26-012 Amending Chapter 150 of the Lockport Code of Ordinances as it Pertains to Regulating the Painting and Staining of Masonry (Continued)
Suggested Action: Approve Ordinance No. 26-012 Amending Chapter 150 of the Lockport Code of Ordinances as it Pertains to Regulating the Painting and Staining of Masonry

AT-1. Ordinance No. 26-027 Amending Chapter 110 of the Lockport Code of Ordinances
Suggested Action: Approve Ordinance No. 26-027 Amending Chapter 110 of the Lockport Code of Ordinances

K. PUBLIC HEARING

L. PERMANENT COMMITTEES

M. NEW BUSINESS

N. OPEN FLOOR FOR COMMENTS

Comments will be heard on items that do not appear on the Agenda. The Public Comment portion of the Agenda shall be subject to a twenty (20) minute limitation. A time limit of five (5) minutes shall be imposed on each Speaker.

The purpose of having Public Comments as an Agenda item is to allow any person to make his/her views known to the City Council upon any subject of general or public interest.

Each person wishing to speak during the Public Comment portion of the Agenda must fill out a Public Comment Speaker Card stating name, and the topic about which he/she wishes to speak as well as a sign-in sheet, and give to the City Clerk at the Meeting itself.

The purpose of the Cards is to obtain the spelling of the name of the Speaker, and provide for efficient meeting administration.

The order of speaking shall be based upon the order of sign-in with first person signing-in speaking first and so forth. If the twenty (20) minutes has elapsed before
all Speakers who have signed up are allowed to speak, the City Council may elect to continue the time period.

However, if the City Council elects not to extend the time period those Speakers who signed up but did not speak may if they so choose to be placed on the next Agenda under the Public Comments

Section and shall be placed at the top of the Sign-In Sheet in the same order they were in from the previous Sign-In Sheet.

All Speakers shall comply with these rules which shall be posted at the Speaker Sign-In desk and rulings of the City Clerk.

O. EXECUTIVE SESSION: OPEN MEETINGS EXEMPTIONS

2(c)(1) Appointments, Employment, Compensation, Discipline, Performance or Dismissal of specific Employees.

2(c)(2): Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.

2(c)(3) Selection of a person to fill a Public Office, including a vacancy in a Public Office.

2(c)(5) Purchase or Lease of real property, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

2(c)(6) The setting of a price for Sale or Lease of property owned by the public body.

2(c)(11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

2(c)(21) Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06

P. ADJOURNMENT

City Council
Agenda Memorandum

Item #CL-1

To: **City Council**

From: **Kimberly Bell, Deputy City Clerk**

Subject: **Regular City Council Meeting Minutes from October 7, 2026**

Date: **October 21, 2026**

BACKGROUND/HISTORY
Provided are the Regular City Council Meeting Minutes from October 7, 2026.

PROS/CONS/ALTERNATIVES
N/A

RECOMMENDATION
Approve the Regular City Council Meeting Minutes from October 7, 2026 as presented.

SPECIFIC CITY COUNCIL ACTION REQUIRED
Approve the Regular City Council Meeting Minutes from October 7, 2026 as presented

ATTACHMENTS:
Regular City Council Meeting Minutes from October 7, 2026

L O C K P O R T

Mayor
Steven Streit

City Clerk
Kathleen Gentile

Administrator
Ben Benson

Alderman

Susan King - 1st Ward
Jonathan Pugh - 1st Ward
Robin Lif - 2nd Ward
JR Gillogly - 2nd Ward
Darren Deskin – 3rd Ward
Christina Bergbower – 3rd Ward
Steve Cardamone - 4th Ward
Joanne Bartelsen - 4th Ward

City of Historic Pride
222 E. Ninth Street Lockport, IL 60441-3497

Proceedings of the City Council of the City of Lockport, Illinois
October 7, 2026

REGULAR MEETING of the City Council of the City of Lockport, Illinois was held on Wednesday, October 7, 2026, in the LTHS East Campus, Porter Room, Door #1, 1333 E 7th Street, Lockport, Illinois. Mayor, Steve Streit called the Meeting to order at 7:00 p.m.

INVOCATION: Police Chaplain, Mitzi Blanchard

ROLL CALL

PRESENT: Mayor, Steve Streit
Alderman, JR Gillogly
Alderman, Darren Deskin
Alderwoman, Susan King
Alderwoman, Robin Lif
Alderwoman, Christine Bergbower
Alderwoman, Joanne Bartelsen
Alderman, Steve Cardamone

ABSENT: Alderman, Jonathan Pugh

ALSO PRESENT: City Clerk, Kathy Gentile
City Administrator, Ben Benson
Finance Director, Lisa Heglund
City Attorney, Michael Carroll
Chief of Police, John Arizzi
Director of Public Works, Brian Lovering
Director of Community & Economic Development, Lance Thies
City Planner, Alyssa Jaje

PRESS: Cathy Wilker, LCTV
Jessie Molloy, Shaw Local

MAYOR'S REPORT

1. M-1. Welcome LTHS Interns
2. M-2. Lockport Sister City Program Anniversary – new plaques will be installed on 3rd floor in City Hall

LIAISON REPORT

1. King – Special Events
    a. Trackside Halloween Market – October 17, 4-8 pm, 133 W 13th Street
    b. Roxy will be showing Ghostbusters – October 18, 4 pm, meet the Ghostbusters at 3 pm before the movie
    c. Halloween at City Hall Central Square – will be up thru the end of October, send pictures to events@lockport.org
2. Lif – Finance
    a. Started the 2x2 budget meetings with council, will be presented the first City Council meeting in November
3. Gillogly – Public Works
    a. Curbside leaf collection will start Wednesday October 13 thru November 19
4. Bergbower – Sustainability
    a. On October 10, Route 66 native garden and community garden clean-up
    b. On November 1, ground cover will be placed on the community garden
5. Deskin – Planning & Zoning
    a. Bridge over the Des Plaines River – the bridge would cost several Billion dollars, neighboring communities are dedicating nearly $2B for a scheduled water project, and would likely not be able to fund any proposed bridge project.
6. Bartelsen – Beautification
    a. 2026 Fall/Winter Property Recognition Contest, deadline December 31
7. Cardamone – HR
    a. Replacement position – Alex started October 5

APPROVAL OF CONSENT AGENDA ITEMS

Request to remove CD-1 and CD-2 from the Consent Agenda, to allow time for additional review and discussion in today's Regular Business Action Items.

MOTION BY CARDAMONE, SECONDED BY BARTELSEN, TO HAVE CONSENT AGENDA. ROLL CALL VOTE ON THE MOTION:

AYES – KING, LIF, GILLOGLY, BERGBOWER, DESKIN, BARTELSEN, CARDAMONE
NAY - NONE

ABSENT – PUGH
ABSTAIN - NONE
7 AYES, 0 NAY, 1 ABSENT, 0 ABSTAIN – MOTION CARRIED

1. CL-1. Regular City Council Meeting Minutes from September 16, 2026. Suggested Action: Approve the Regular City Council Meeting Minutes from September 16, 2026 as presented.
2. CL-2. Committee of the Whole Meeting Minutes from September 16, 2026. Suggested Action: Approve the Committee of the Whole Meeting Minutes from September 16, 2026 as presented.
3. FN-1. Payroll Periods Ending September 13 & September 27, 2026. Suggested Action: Approve the payroll periods as presented.
4. CA-1. Resolution No. 26-107 Approving the Appointment of Bob Morris as Architectural Technical Advisor to the City of Lockport Heritage and Architecture Commission. Suggested Action: Approve Resolution No. 26-107 Approving the Appointment of Bob Morris as Architectural Technical Advisor to the City of Lockport Heritage and Architecture Commission.
5. CA-2. Resolution No. 26-108 Approving the Appointments to the City of Lockport Heritage and Architecture Commission. Suggested Action: Approve Resolution No. 26-108 Approving the Appointments to the City of Lockport Heritage and Architecture Commission.
6. PW-1. Resolution No. 26-102 to Approve Proposal for the 7th St Parking Lot Design Engineering Services from Civiltech Engineering, Inc. for a Total Not-To-Exceed Fee of $133,951.00. Suggested Action: Approve Resolution No. 26-102 to Approve Proposal for the 7th St Parking Lot Design Engineering Services from Civiltech Engineering, Inc. for a Total NotTo-Exceed Fee of $133,951.00.
7. PW-2. Resolution No. 26-101 Authorizing the Purchase of a 2026 Ford F-550 for the Street Division for a Total Cost Not to Exceed $92,750.63 PW-3. Resolution No. 26-106 Authorizing the City to Declare Items as Surplus H. Suggested Action: Approve Resolution No. 26-101 Authorizing the Purchase of a 2026 Ford F-550 for the Street Division for a Total Cost Not to Exceed $92,750.63.
8. PW-3. Resolution No. 26-106 Authorizing the City to Declare Items as Surplus. Suggested Action: Approve Resolution No. 26-106 Authorizing the City to Declare Items as Surplus.

MOTION BY LIF, SECONDED BY KING, TO APPROVE THE CONSENT AGENDA. ROLL CALL VOTE ON THE MOTION:
AYES – KING, LIF, GILLOGLY, BERGBOWER, DESKIN, BARTELSEN, CARDAMONE
NAY - NONE
ABSENT – PUGH
ABSTAIN - NONE
7 AYES, 0 NAY, 1 ABSENT, 0 ABSTAIN – MOTION CARRIED

REGULAR BUSINESS ACTION ITEMS

Jerry Adelman was present to address concerns related to Codes and Regulations related to Lockport's Historic District. Lockport's designation as a Historic District is a Federally protected designation. The

historic buildings are collective assets and the integrity of this historic character should be managed as a protected asset. The City's current Ordinances do not address the issue of painting masonry. He requested the Council's stewardship to protect the historic character of the Lockport's historic district.

Director of Community & Economic Development, Lance Thies, provided some historical background on the City's current code. Heritage and Architecture Commission has defined Amended Code that would provide three specific criteria that would be used to evaluate requests for masonry painting on buildings within the historic district. The Commission evaluates requests against Department of the Interior standards for historic district guidelines on improvements, modification or changes. The standards are enforceable as an evaluation metric and guideline. The City's ordinance is not specific regarding exterior painting. Recommendation for the City to create a new Building Permit for any historic district changes.

CD-1. Ordinance 26-012 Amending Chapter 150 of the Lockport Code of Ordinances as it Pertains to Regulating the Painting and Staining of Masonry (Continued)

MOTION TO APPROVE ORDINANCE 26-012 AMENDING CHAPTER 150 OF THE LOCKPORT CODE OF ORDINANCES AS IT PERTAINS TO REGULATING THE PAINTING AND STAINING OF MASONRY. MOTION BY DESKIN, SECONDED BY LIF. MOTION SUPERCEDED BY THE MOTION TO CONTINUE.

MOTION TO CONTINUE TO 10/21 COMMITTEE OF THE WHOLE. MOTION BY DESKIN, SECONDED BY GILLOGLY. MOTION BY DESKIN, SECONDED BY BERGBOWER TO AMEND THE MOTION TO CONTINUE TO 10/21 CITY COUNCIL MEETING AS AN ACTION ITEM. ROLL CALL VOTE ON THE MOTION:

AYES – KING, LIF, GILLOGLY, BERGBOWER, DESKIN, BARTELSEN, CARDAMONE
NAY - NONE
ABSENT – PUGH
ABSTAIN - NONE

7 AYES, 0 NAY, 1 ABSENT, 0 ABSTAIN – MOTION CARRIED

CD-2. Resolution No. 26-105 Approving and Adopting Amendment to the City of Lockport Facade and Site Improvement Grant Program

MOTION TO CONTINUE TO 10/21 CITY COUNCIL MEETING AS AN ACTION ITEM. MOTION BY DESKIN, SECONDED BY BERGBOWER. ROLL CALL VOTE ON THE MOTION:

AYES – KING, LIF, GILLOGLY, BERGBOWER, DESKIN, BARTELSEN, CARDAMONE
NAY - NONE
ABSENT – PUGH
ABSTAIN - NONE

7 AYES, 0 NAY, 1 ABSENT, 0 ABSTAIN – MOTION CARRIED

FN-1. Bills Through September 29, 2026

MOTION TO APPROVE THE VARIOUS BILLS AS PRESENTED. MOTION BY DESKIN, SECONDED BY BARTELSEN. ROLL CALL VOTE ON THE MOTION:

AYES – KING, LIF, BERGBOWER, DESKIN, BARTELSEN, CARDAMONE
NAY - NONE
ABSENT – PUGH
ABSTAIN - GILLOGLY

6 AYES, 0 NAY, 1 ABSENT, 1 ABSTAIN – MOTION CARRIED

PW-1. Resolution No. 26-110 Award The Briggs Street Driveway at Cross Point Church To Austin Tyler Construction Inc. for a Total Not-To-Exceed Fee of $106,488.00

MOTION TO APPROVE RESOLUTION NO. 26-110 AWARD THE BRIGGS STREET DRIVEWAY AT CROSS POINT CHURCH TO AUSTIN TYLER CONSTRUCTION INC. FOR A TOTAL NOT-TO-EXCEED FEE OF $106,488.00. MOTION BY GILLOGLY, SECONDED BY KING. ROLL CALL VOTE ON THE MOTION:

AYES – KING, LIF, GILLOGLY, BERGBOWER, DESKIN, BARTELSEN, CARDAMONE
NAY - NONE
ABSENT – PUGH
ABSTAIN - NONE

7 AYES, 0 NAY, 1 ABSENT, 0 ABSTAIN – MOTION CARRIED

ADJOURNMENT

MOTION BY BARTELSEN, SECONDED BY GILLOGLY, TO ADJOURN THE CITY COUNCIL MEETING, 8:04 PM. MOTION APPROVED BY VOICE VOTE.

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KATHLEEN GENTILE, City Clerk

City Council
Agenda Memorandum

Item #CL-2

To: **City Council**

From: **Kimberly Bell, Deputy City Clerk**

Subject: **Committee of the Whole Meeting Minutes from October 7, 2026**

Date: **October 21, 2026**

BACKGROUND/HISTORY
Provided are the Committee of the Whole Meeting Minutes from October 7, 2026.

PROS/CONS/ALTERNATIVES
N/A

RECOMMENDATION
Approve the Committee of the Whole Meeting Minutes from October 7, 2026 as presented.

SPECIFIC CITY COUNCIL ACTION REQUIRED
Approve the Committee of the Whole Meeting Minutes from October 7, 2026 as presented

ATTACHMENTS:
Committee of the Whole Meeting Minutes from October 7, 2026

L O C K P O R T

Mayor
Steven Streit

City Clerk
Kathleen Gentile

Administrator
Ben Benson

Alderman

Susan King - 1st Ward
Jonathan Pugh - 1st Ward
Robin Lif - 2nd Ward
JR Gillogly - 2nd Ward
Darren Deskin – 3rd Ward
Christina Bergbower – 3rd Ward
Steve Cardamone - 4th Ward
Joanne Bartelsen - 4th Ward

City of Historic Pride
222 E. Ninth Street Lockport, IL 60441-3497

Proceedings of the Committee of the Whole of the City of Lockport, Illinois October 7, 2026

REGULAR MEETING of the Committee of the Whole of the City of Lockport, Illinois was held on Wednesday, October 7, 2026, in the LTHS East Campus, Porter Room, Door #1, 1333 E 7th Street, Lockport, Illinois. Mayor, Steve Streit called the Meeting to order at 8:06 p.m.

ROLL CALL

PRESENT:	Mayor, Steve Streit
	Alderman, JR Gillogly
	Alderman, Darren Deskin
	Alderwoman, Susan King
	Alderwoman, Robin Lif
	Alderwoman, Christine Bergbower
	Alderwoman, Joanne Bartelsen
	Alderman, Steve Cardamone
ABSENT:	Alderman, Jonathan Pugh
ALSO PRESENT:	City Clerk, Kathy Gentile
	City Administrator, Ben Benson
	Finance Director, Lisa Heglund
	City Attorney, Michael Carroll
	Chief of Police, John Arizzi
	Director of Public Works, Brian Lovering
	Director of Community & Economic Development, Lance Thies
	City Planner, Alyssa Jaje
PRESS:	Cathy Wilker, LCTV
	Jessie Molloy, Shaw Local

REGULAR BUSINESS

CA-1. 2027 Annual Schedule of Meetings for Lockport City Council, Committee of the Whole, Planning & Zoning, Board of Police Commissioners, and Heritage & Architecture

City Administrator, Ben Benson, presented the Staff Report.

Suggested Action: Approve Placing the 2027 Annual City of Lockport Schedule of Meetings for Lockport City Council, Committee of the Whole, Planning & Zoning, Board of Police Commissioners, and Heritage & Architecture on the Agenda for the Next Regularly Scheduled City Council Meeting.

DIRECTION: Amend the Schedule as discussed and add to the Consent Agenda of the 10/21/2026 City Council meeting

CA-2. Resolution No. 26-113 Approving the Redevelopment Incentive Agreement for 711 State Lockport Fore, LLC for a Mutually Agreeable Restaurant Space Tenant Build Out, In Lockport, Illinois

City Administrator, Ben Benson, presented the Staff Report. Discussion about permanent versus removable equipment. Minor change will be made to accommodate verbiage regarding removable equipment.

Suggested Action: Approve Placing Resolution No. 26-113 Approving the Redevelopment Incentive Agreement for 711 State Lockport Fore, LLC for a Mutually Agreeable Restaurant Space Tenant Build Out, In Lockport, Illinois on the Agenda for the Next Regularly Scheduled City Council Meeting.

DIRECTION: Amend as discussed and add to the Consent Agenda of the 10/21/2026 City Council meeting

FN-1. Resolution No. 26-117 Authorizing the Purchase of Milestone XProtect Licenses and Two Servers

IT Manager, Dennis Maleski, presented a summary of the recommended server enhancements.

Suggested Action: Approve Placing Resolution No. 26-117 Authorizing the Purchase of Milestone XProtect Licenses and Two Servers on the Agenda for the Next Regularly Scheduled City Council Meeting.

DIRECTION: Add to the Consent Agenda of the 10/21/2026 City Council meeting

CD-1. Ordinance No. 26-025 Special Use Permit for a +/- 24 Acre Planned Development with Rezoning to R1/R2 Single-Family Residential to Allow a 68-Unit Residential Community for the Property Generally Located South of 141st Street, Between Smith Road and Basham Drive (Royal Highlands)

Director of Community & Economic Development, Lance Thies presented the Staff Report and review of the Standards of the Findings of Fact.

Request to correct scrivener's error on the Site Plan, to update the legend to clarify which items are for Attached vs. the Detached homes.

Suggested Action: Approve Placing Ordinance No. 26-025 Special Use Permit for a +/- 24 Acre Planned Development with Rezoning to R1/R2 Single-Family Residential to Allow a 68-Unit Residential Community for the Property Generally Located South of 141st Street, Between Smith Road and Basham Drive (Royal Highlands) on the Agenda for the Next Regularly Scheduled City Council Meeting.

PUBLIC COMMENT:

1. Gail James – resident to the North of the proposed development. She raised concerns about storm water management. Her property currently floods. Director of Community & Economic Development informed her that the stormwater will be accommodated on the new property will be managed. She also raised concerns about the Traffic. Traffic study has been conducted.

DIRECTION: Add to the Consent Agenda of the 10/21/2026 City Council meeting

CD-2. Resolution No. 26-111 Approving Preliminary Development Plan/Final Plat of Subdivision for the Development Generally Located South of 141st Street, Between Smith Road and Basham Drive (Royal Highlands)

Director of Community & Economic Development, Lance Thies presented the Staff Report.

Suggested Action: Approve Placing Resolution No. 26-111 Approving Preliminary Development Plan/Final Plat of Subdivision for the Development Generally Located South of 141st Street, Between Smith Road and Basham Drive (Royal Highlands) on the Agenda for the Next Regularly Scheduled City Council Meeting.

DIRECTION: Add to the Consent Agenda of the 10/21/2026 City Council meeting

CD-3. Resolution No. 26-115 Approving the Fire Alarm & Fire Sprinkler System Installation Program Grant for the Property Located at 1038 S. State Street in the Amount of $5,000

Director of Community & Economic Development, Lance Thies presented the Staff Report.

Suggested Action: Approve Placing Resolution No. 26-115 Approving the Fire Alarm & Fire Sprinkler System Installation Program Grant for the Property Located at 1038 S. State Street in the Amount of $5,000 on the Agenda for the Next Regularly Scheduled City Council Meeting.

DIRECTION: Add to the Consent Agenda of the 10/21/2026 City Council meeting

CD-4. Resolution No. 26-116 Approving the Facade and Site Improvement Grant for the Property Located at 988 E 9th Street in the Amount of $1,500

Director of Community & Economic Development, Lance Thies presented the Staff Report.

Suggested Action: Approve Placing Resolution No. 26-116 Approving the Facade and Site Improvement Grant for the Property Located at 988 E 9th Street in the Amount of $1,500 on the Agenda for the Next Regularly Scheduled City Council Meeting.

DIRECTION: Add to the Consent Agenda of the 10/21/2026 City Council meeting

AT-1. Ordinance No. 26-026 Amending Chapter 111 of the City of Lockport Code of Ordinances

City Attorney, Michael Carroll, presented the Staff Report regarding Liquor Code revisions.

Suggested Action: Approve Placing Ordinance No. 26-026 Amending Chapter 111 of the City of Lockport Code of Ordinances on the Agenda for the Next Regularly Scheduled City Council Meeting.

DIRECTION: Add to the Consent Agenda of the 10/21/2026 City Council meeting

AT-2. Ordinance No. 26-027 Amending Chapter 110 of the Lockport Code of Ordinances

City Attorney, Michael Carroll, presented the Staff Report. In a current Rockford Municipal case, a video gaming act may be persuasive guidance that a municipality cannot limit the number of gaming machines. The case is yet to be decided. Mayor Streit informed the Council that the City's current limits were not arbitrary, and based on state statute.

Suggested Action: Approve Placing Ordinance No. 26-027 Amending Chapter 110 of the Lockport Code of Ordinances on the Agenda for the Next Regularly Scheduled City Council Meeting.

DIRECTION: Add as an Action Item to the Agenda of the 10/21/2026 City Council meeting

PD-1. Resolution No. 26-112 Authorizing the Purchase of One 2026 Ford Maverick XLT

Chief of Police, John Arizzi, presented the Staff Report.

Suggested Action: Approve Placing Resolution No. 26-112 Authorizing the Purchase of One 2026 Ford Maverick XLT on the Agenda for the Next Regularly Scheduled City Council Meeting.

DIRECTION: Add to the Consent Agenda of the 10/21/2026 City Council meeting

PD-2. Resolution No. 26-114 Approving a Contract with Axon Enterprise, Inc. for Body Worn Camera and In-Squad Fleet Cameras for $1,729,021.12

Chief of Police, John Arizzi, presented the Staff Report. The request is for new equipment, software and a 10 year contract. The existing system has reached end-of-life. If this resolution is approved this year, the City will realize a $702,000 savings off MSRP.

Suggested Action: Approve Placing Resolution No. 26-114 Approving a Contract with Axon Enterprise, Inc. for Body Worn Camera and In-Squad Fleet Cameras for $1,729,021.12 on the Agenda for the Next Regularly Scheduled City Council Meeting

DIRECTION: Add to the Consent Agenda of the 10/21/2026 City Council meeting

ADJOURNMENT

MOTION BY BARTELSEN, SECONDED BY CARDAMONE, TO ADJOURN THE CITY COUNCIL MEETING, 8:56 PM. MOTION APPROVED BY VOICE VOTE.

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KATHLEEN GENTILE, City Clerk

City Council
Agenda Memorandum

Item #FN-1

To: **City Council**

From: **Lisa Heglund, Finance Director**

Subject: **Payroll Period Ending October 11, 2026**

Date: **October 21, 2026**

BACKGROUND/HISTORY
Attached is the payroll information and detail for the pay period ending October 11, 2026.

PROS/CONS/ALTERNATIVES
N/A

RECOMMENDATION
Approve the payroll period ending October 11, 2026

SPECIFIC CITY COUNCIL ACTION REQUIRED
Approve the payroll period ending October 11, 2026 as presented

ATTACHMENTS:
Payroll Summary Through October 11, 2026

PAYROLL SUMMARY

For Pay Period September 28 Through October 11, 2026
Paid on October 16, 2026
Fiscal Year 2026

Department	CURRENT PAY PERIOD[1]				YEAR TO DATE[2]					
	Base Salary		Overtime		Base Salary			Overtime		
	Actual	Budget	Actual	Budget	Actual	Budget	%	Actual	Budget	%
Administration & City Council	$ 35,171.88	35,961.54	$ -	38.46	$ 706,178.87	$ 755,192.31	93.5%	$ 3,062.08	$ 807.69	379.1%
Police	200,359.15	207,280.77	4,349.79	8,461.54	4,050,215.93	4,352,896.15	93.0%	144,938.24	177,692.31	81.6%
Planning	12,111.34	17,153.85	-	38.46	256,988.13	360,230.77	71.3%	-	807.69	0.0%
Building	15,254.76	16,961.54	-	192.31	312,996.09	356,192.31	87.9%	136.30	4,038.46	3.4%
Engineering **	15,398.02	16,730.77	61.12	384.62	337,316.71	351,346.15	96.0%	5,965.05	8,076.92	73.9%
Maintenance	6,368.58	6,538.46	204.72	153.85	128,340.61	137,307.69	93.5%	1,739.98	3,230.77	53.9%
Street	46,852.08	49,000.00	4,510.20	4,615.38	955,065.47	1,029,000.00	92.8%	85,926.27	96,923.08	88.7%
ESDA	461.54	465.38	-	-	9,323.11	9,773.08	95.4%	-	-	n/a
Special Events***	-	-	-	1,346.15	-	-	n/a	32,367.18	28,269.23	114.5%
Water - Administration	6,110.08	8,000.00	-	38.46	133,559.01	168,000.00	79.5%	-	807.69	0.0%
Water	47,064.48	47,884.62	6,964.36	4,230.77	952,486.22	1,005,576.92	94.7%	133,003.68	88,846.15	149.7%
Sewer	47,006.26	48,615.38	3,046.86	2,884.62	977,451.88	1,020,923.08	95.7%	58,731.77	60,576.92	97.0%
TOTALS	**$ 432,158.17**	**454,592.31**	**$ 19,137.05**	**22,384.62**	**$ 8,819,922.03**	**$ 9,546,438.46**	**92.4%**	**$ 465,870.55**	**$ 470,076.92**	**99.1%**

**** NOTE:** Engineering salaries related to Capital Projects construction site observations will be allocated to the costs of the related projects at the end of the year.
***** NOTE:** Special Events line has been added and includes Canal Days

[1] Budgeted figures for the current pay period are calculated by taking the full budgeted line item and dividing by 26.
[2] Year to Date numbers are from 1/1/26 through 10/11/26

City Council
Agenda Memorandum

Item #FN-2

To: **City Council**

From: **Lisa Heglund, Finance Director**

Subject: **Resolution No. 26-117 Authorizing the Purchase of Milestone XProtect Licenses and Two Servers**

Date: **October 21, 2026**

BACKGROUND/HISTORY

The City currently uses i-PRO VI Monitor Plus for video management at City Hall and the Police Department, but the existing system and supporting servers are aging and approaching the end of their useful service life. The IT Department evaluated replacement options and recommends transitioning to Milestone XProtect, which provides a more scalable and centralized video management platform, additional features to support law enforcement video investigations, and improved management of the City's existing camera infrastructure. The project includes two new servers to provide the necessary performance, storage, and reliability for video management and recording, as well as migration of the existing cameras to the new system. Milestone XProtect will also provide integration capabilities with the City's future access control system, supporting a more integrated security infrastructure. Pace Systems submitted the lowest overall proposal for the Milestone XProtect software and servers not exceed $59,000.00.

PROS/CONS/ALTERNATIVES

PROS: Milestone XProtect will provide integration capabilities with the City's future access control system and additional features to support law enforcement video investigations.
CONS: If we stay with the current solution, recording capacity is limiting the City from retaining 30 days of video and can not receive firmware or Microsoft updates.

RECOMMENDATION

Approve Resolution No. 26-117 Authorizing the Purchase of Milestone XProtect Licenses and Two Servers

SPECIFIC CITY COUNCIL ACTION REQUIRED

Motion to Approve

ATTACHMENTS:

Resolution No. 26-117 Authorizing the Purchase of Milestone XProtect Licenses and Two Servers
Milestone XProtect Expert Migration SOW and Proposal

RESOLUTION 26-117

A RESOLUTION AUTHORIZING THE PURCHASE OF MILESTONE XPROTECT LICENSES AND 2 SERVERS

WHEREAS, the City relies on its video management system and server infrastructure to support security cameras at City Hall, the Police Department, and throughout the downtown area, and

WHEREAS, the City's current i-PRO VI Monitor Plus video management system and supporting servers are aging and approaching the end of their useful service life, requiring replacement to maintain reliable performance, adequate storage, and continued support for the City's video surveillance system, and

WHEREAS, transitioning to Milestone XProtect will provide a scalable video management platform with enhanced capabilities to support law enforcement video investigations and the ability to integrate with the City's future access control system, and

WHEREAS, the replacement of the existing video management system and servers is necessary to ensure reliable performance, adequate storage, enhanced video management capabilities, and continued support for the City's security and law enforcement operations, and

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF LOCKPORT, WILL COUNTY, ILLINOIS that:

Section 1: That the City accepts the quote from Pace Systems, Inc.

Section 2: The City Administrator is authorized to purchase Milestone XProtect Licensing, replace 2 servers and services at a cost not to exceed $59,000.00.

PASSED THIS _____DAY OF _____, 2026, with:

_____ALDERMEN voting aye _____ALDERMEN absent

_____ALDERMEN voting nay _____ALDERMEN abstaining

the MAYOR voting aye _____ voting nay _____ not voting _____

_____ PUGH _____ KING _____ GILLOGLY _____ LIF

_____ BERGBOWER _____ DESKIN _____ BARTELSEN _____ CARDAMONE

_____ MAYOR

_____

Steven Streit, Mayor

ATTEST:

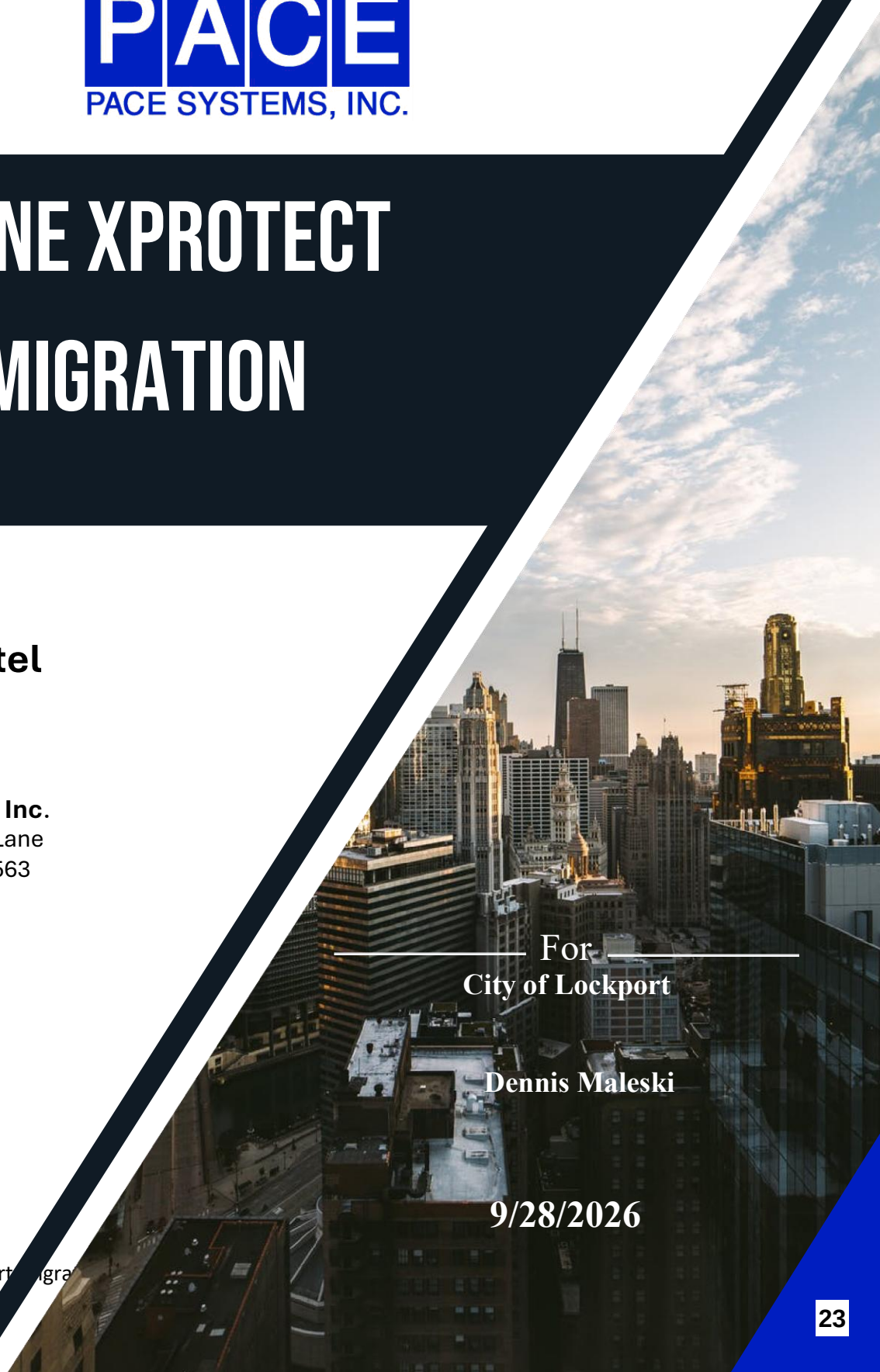
_____

Kathleen Gentile, City Clerk

PACE
PACE SYSTEMS, INC.

PACE
PACE SYSTEMS, INC.

MILESTONE XPROTECT EXPERT MIGRATION



PREPARED BY:

James Pytel
IT Director

Pace Systems, Inc.
2040 Corporate Lane
Naperville, IL 60563
630-395-2260

For
City of Lockport

Dennis Maleski

9/28/2026

[Milestone XProtect Expert ...gra...
1983

Introduction

September 28, 2026

City of Lockport
Dennis Maleski
222 East 9th Street
Lockport, Illinois 60441

Mr. Maleski,

It is with appreciation that we submit the following Scope of Work (SOW) and Proposal for the City of Lockport Milestone XProtect Expert Migration.

This proposal covers the hardware, licensing, and professional services required to migrate the existing Police Department and City Hall cameras to a new Milestone XProtect Expert environment.

We appreciate the opportunity and look forward to working with the City of Lockport on this project. Please do not hesitate to reach out with any questions.

Sincerely,

James Pytel
IT Director
Pace Systems, Inc.
jpytel@pace-systems.com
(630) 395-2200

Statement of Understanding

The City of Lockport has requested a solution to migrate the existing Police Department and City Hall video surveillance cameras to a new Milestone XProtect Expert video management system. The proposed solution includes two new recording servers, XProtect Expert licensing for 56 device channels, and professional services for installation, migration, and server-side configuration.

Objective

- Migrate the existing Police Department and City Hall cameras to the two new Milestone XProtect servers.
- Configure the XProtect Management Server, recording services, system policies, Active Directory integration, security groups, storage, archiving, and retention policies.
- Validate live video, recording, playback, storage, and user authentication after migration.
- Client workstation configuration and Smart Client deployment are not included in this scope.

Pace Scope of Work

1. Project Overview

Pace Systems will provide professional services to implement the new Milestone XProtect Expert environment and migrate the City of Lockport Police Department and City Hall cameras. The system will

utilize the two new Vigilant S3000 Series servers included in this proposal and will be licensed for 56 XProtect Expert device channels.

2. Scope of Services

2.1 Milestone XProtect Server Configuration

- Install and/or configure the required Milestone XProtect Expert components on the two new servers.
- Configure the XProtect Management Server and associated system services.
- Configure the servers within the XProtect environment according to their intended roles.
- Apply the Milestone XProtect Expert licensing included with the project and verify communication between required system components.

2.2 Camera Migration and Configuration

- Migrate the existing supported IP cameras serving the Police Department and City Hall into the new XProtect Expert environment.
- Add and configure cameras using existing network connectivity and camera credentials provided or made available by the City.
- Configure camera names and logical organization based on available existing system information.
- Configure applicable video streams, resolution, frame rate, and recording parameters.
- Verify communication, live video, and recording functionality for migrated cameras.

2.3 Management Server, Policies, and Rules

- Configure recording servers, hardware devices, camera/device organization, system-level settings, and applicable system rules.
- Configure recording rules, motion-based and/or continuous recording policies as required, camera groups, and normal operational policies.
- Use existing configuration information as a reference where practical when building the new environment.

2.4 Active Directory Integration and Security

- Integrate XProtect Expert with the City of Lockport Microsoft Active Directory environment.
- Configure applicable XProtect roles and permissions.
- Associate designated Active Directory security groups with appropriate XProtect roles.
- Configure access to cameras, camera groups, system functions, and administrative capabilities based on requirements provided by the City.
- Validate authentication and permissions using designated test accounts provided by the City.

2.5 Recording Storage, Archiving, and Retention

- Configure recording storage locations and assign appropriate storage to the applicable recording server(s).
- Configure storage allocation and database settings as appropriate and verify XProtect can write recorded video to designated storage.
- Configure primary recording storage, archive storage, archive schedules, video retention periods, and cleanup policies based on City requirements and available capacity.
- Actual achievable retention will depend on camera count, resolution, frame rate, codec, recording method, scene complexity, and available storage capacity.

2.6 Testing and Validation

- Confirm migrated cameras communicate with the new XProtect environment.
- Confirm live video, recording, playback, and recording/archive storage operation.
- Confirm Active Directory authentication and configured security-group permissions.
- Confirm core Milestone XProtect services are operational.
- Document cameras or devices that cannot be migrated due to hardware failure, unsupported firmware, incompatible hardware, network connectivity, unavailable credentials, or other conditions outside Pace Systems control.

3. Assumptions

- The City will provide Pace Systems appropriate administrative access to the existing video surveillance system, cameras, servers, Active Directory environment, and other systems required for the migration.
- The City will provide or make available current camera credentials, network addressing information, and existing system configuration information.
- Existing cameras are operational, network accessible, and compatible with the proposed Milestone XProtect Expert platform.
- Required network connectivity between cameras, servers, storage, Active Directory, and management systems will be available prior to migration.
- The City will identify desired video retention periods and security/access requirements before final configuration.
- The City will provide appropriate personnel to assist with Active Directory, networking, security, and other City-managed infrastructure when required.
- Work is assumed to be performed during normal business hours unless otherwise mutually agreed.
- Delays caused by unavailable access, unavailable City personnel, failed or inaccessible equipment, network issues, missing credentials, or other conditions outside Pace Systems control may require additional labor and may be billed separately.

4. Exclusions

- Configuration, installation, or deployment of Milestone XProtect Smart Client on end-user workstations.
- Configuration or modification of individual client workstations.
- Replacement, installation, relocation, aiming, or physical servicing of cameras.
- Installation or modification of network cabling, switches, firewalls, VLANs, routing, or other network infrastructure unless separately identified.
- Replacement or remediation of failed or unsupported cameras.
- Active Directory restructuring or remediation beyond the groups required to support the agreed XProtect security model.
- Third-party integrations, analytics, access control integrations, or applications not specifically identified in this proposal.
- Migration of historical recorded video from the existing VMS unless separately quoted.
- Any services not specifically identified in this SOW.

5. Deliverables

- Configured Milestone XProtect Expert environment utilizing the two proposed servers.
- Migration and configuration of supported Police Department and City Hall cameras within the licensed 56-device-channel system.
- Configured Management Server, recording storage, archiving, retention, system policies, Active Directory integration, roles, and security groups.

- Validation of live video, recording, playback, storage, authentication, and core system services.
- Documentation of exceptions or devices that could not be migrated.

Assumptions, Exclusions, and Change Management

Change Management

- This SOW may be modified or amended only in writing signed by both the City of Lockport and Pace Systems, generally in the form of a Change Order.
- Services not specified in this SOW are considered out of scope and will be addressed with a separate SOW or Change Order.
- Any additional work determined to be above and beyond this Scope of Work will be provided at an additional cost and authorized through the applicable change process.

Base System Equipment

Based on the understood scope of work, Pace Systems is providing the following Milestone XProtect Expert server hardware, licensing, support coverage, and professional services:

Pricing

Qty.	Description	Part #	Unit Price	Total
2	Vigilant S3000 Series Server - Dell 2U 12-Bay Rackmount, Xeon Silver 4510, 32GB, 43.7TB Usable Storage, Windows Server IoT 2025	S3212-32-80TR6-2LS5-A10	$19,000.00	$38,000.00
1	XProtect Expert - Base Server license - download - ESD - Win	XPETBL	$1,650.00	$1,650.00
56	XProtect Expert - License - 1 device channel - Win	XPETDL	$220.00	$12,320.00
56	One Year Care Plus for XProtect Expert DL	MCPL-XPETDL-1Y	$40.00	$2,240.00
56	One Year Care Premium for XProtect Expert DL	MCPR-XPETDL-1Y	$15.00	$840.00
1	Professional Services - Installation and Configuration	PROFSERV	$2,500.00	$2,500.00
		Subtotal		**$57,550.00**
		Tax (8.0000%)		**$0.00**
		Shipping		**$0.00**
		Grand Total		**$57,550.00**

Pricing is based on Pace Systems quotation 610726, revision 1 of 1.

Project Completion

The project will be considered substantially complete when the Police Department and City Hall cameras included within the agreed scope have been migrated to the new Milestone XProtect Expert environment, applicable server-side configuration has been completed, and core recording, storage, retention, Active

Directory, and security functions have been validated. Configuration and deployment of Milestone XProtect client workstations is not included in the project completion criteria.

No Solicitation

NO HIRING or Solicitation. For the term of this agreement and for a period of one (1) year thereafter, client agrees not to hire, solicit or accept solicitation through employment or otherwise of any of Pace Systems employees or agents with whom it has had direct contact in the course of any services which are the subject of this agreement, unless client has the prior written consent of Pace Systems. Should client determine to hire the employee or agent of Pace Systems within this time period and without prior written consent, the client shall immediately pay as liquidated damages to Pace Systems, Inc. a sum equal to one hundred (100) percent of the hired employee's annual salary.

*Any Service(s) not explicitly included or excluded in the above Scope of Work will be at the sole discretion of Pace Systems, Inc. to perform or provide until such time as they are mutually endorsed and amended to the Scope of Work.

Signatures

_____ _____

Sign Here Date

_____ _____

Printed Name Title

PO Number: _____

City Council
Agenda Memorandum

Item #CA-1

To: **City Council**

From: **Kimberly Bell, Deputy City Clerk**

Subject: **2027 Annual Schedule of Meetings for Lockport City Council, Committee of the Whole, Planning & Zoning, Board of Police Commissioners, and Heritage & Architecture**

Date: **October 21, 2026**

BACKGROUND/HISTORY

The City is required annually to publish in the local newspaper and on the City's website, a schedule of official meetings of the City of Lockport, this includes: The Committee of the Whole, City Council, Planning & Zoning Commission, Board of Police Commissioners, and the Heritage & Architecture Commission. As always, the City Council and other meeting bodies may add or remove additional meetings through out the year with 48 hour notice.

PROS/CONS/ALTERNATIVES

Per City Council's request, removed July 7th from the 2027 Schedule of Meetings

RECOMMENDATION

Approve the 2027 Annual City of Lockport Schedule of Meetings for Lockport City Council, Committee of the Whole, Planning & Zoning, Board of Police Commissioners, and Heritage & Architecture

SPECIFIC CITY COUNCIL ACTION REQUIRED

Motion to Approve

ATTACHMENTS:

2027 Annual City of Lockport Schedule of Meetings for Lockport City Council, Committee of the Whole, Planning & Zoning, Board of Police Commissioners, and Heritage & Architecture

NOTICE

2027 SCHEDULE OF MEETINGS
DATES OF MEETING
CITY OF LOCKPORT, ILLINOIS

LISTED BELOW ARE THE REGULAR SCHEDULED MEETINGS FOR THE CITY OF LOCKPORT FOR THE CALENDAR YEAR 2027. THE MEETINGS, UNLESS SPECIFIED, SHALL BE HELD AT THE CITY HALL BUILDING, 222 E. 9TH STREET, 3RD FLOOR, LOCKPORT, ILLINOIS, 60441.

THE **CITY COUNCIL MEETINGS** ARE HELD ON THE FIRST AND THIRD WEDNESDAYS OF THE MONTH, BEGINNING AT 7:00 P.M. EXCEPT AS NOTED (*).

THE **COMMITTEE OF THE WHOLE MEETINGS** ARE HELD ON THE FIRST AND THIRD WEDNESDAYS OF THE MONTH, BEGINNING AT 7:00 P.M. OR AT THE CONCLUSION OF THE CITY COUNCIL MEETING, EXCEPT AS NOTED (*).

CITY COUNCIL MEETINGS

JANUARY	6, 20	APRIL	7, 21	JULY	21	OCTOBER	6, 20
FEBRUARY	3, 17	MAY	5, 19	AUGUST	4, 18	NOVEMBER	3, 17
MARCH	3, 17	JUNE	2, 16	SEPTEMBER	1, 15	DECEMBER	1, 15

COMMITTEE OF THE WHOLE MEETINGS

JANUARY	6, 20	APRIL	7, 21	JULY	21	OCTOBER	6, 20
FEBRUARY	3, 17	MAY	5, 19	AUGUST	4, 18	NOVEMBER	3, 17
MARCH	3, 17	JUNE	2, 16	SEPTEMBER	1, 15	DECEMBER	1, 15

PERMANENT COMMITTEES:
THE **BOARD OF POLICE COMMISSION MEETINGS** WILL MEET ON AN AS-NEEDED ON-CALL BASIS.

THE **PLAN AND ZONING COMMISSION MEETINGS** ARE HELD ON THE 2ND WEDNESDAY OF THE MONTH, BEGINNING AT 7:00 P.M. EXCEPT AS NOTED (*).

THE **HERITAGE AND ARCHITECTURE MEETINGS** ARE HELD ON THE 3RD TUESDAY OF THE MONTH, BEGINNING AT 6:00 P.M. EXCEPT AS NOTED (*).

PLAN AND ZONING COMMISSION MEETINGS

JANUARY	13	APRIL	14	JULY	14	OCTOBER	13
FEBRUARY	10	MAY	12	AUGUST	11	NOVEMBER	10
MARCH	10	JUNE	9	SEPTEMBER	8	DECEMBER	8

HERITAGE AND ARCHITECTURE COMMISSION MEETINGS

JANUARY	19	APRIL	20	JULY	20	OCTOBER	19
FEBRUARY	16	MAY	18	AUGUST	17	NOVEMBER	16
MARCH	16	JUNE	15	SEPTEMBER	21	DECEMBER	21

CITY HOLIDAYS:

January 1, 2027 – (Friday) New Year's Day – Offices closed all day
January 18, 2027 - (Monday) Martin Luther King, Jr. Day – Offices closed all day
February 15, 2027 - (Monday) Presidents' Day – Offices closed all day
March 26, 2027 - (Friday) Good Friday – Offices open ½ day
May 31, 2027 - (Monday) Memorial Day – Offices closed all day
July 5, 2027 – (Monday) Independence Day (Observed) – Offices closed all day
September 6, 2027 – (Monday) Labor Day – Offices closed all day
October 11, 2027 – (Monday) Columbus Day – Offices closed all day
November 11, 2027 – (Thursday) Veterans Day – Offices closed all day
November 25, 2027 – (Thursday) Thanksgiving Day – Offices closed all day
November 26, 2027 – (Friday) Floating Holiday – Offices closed all day
December 24, 2027 - (Friday) Christmas Eve– Offices open ½ day
December 27, 2027 - (Monday) Christmas Day (observed) – Offices closed all day
December 31, 2027 – (Friday) New Year's Eve – Offices open ½ day
January 3, 2028 – (Monday) New Year's Day (observed) – Offices closed all day

City Council
Agenda Memorandum

Item #CA-2

To: **City Council**

From: **Ben Benson, City Administrator**

Subject: **Resolution No. 26-113 Approving the Redevelopment Incentive Agreement for 711 State Lockport Fore, LLC for a Mutually Agreeable Restaurant Space Tenant Build Out, In Lockport, Illinois**

Date: **October 21, 2026**

BACKGROUND/HISTORY

The Former 711 S. State Street is currently under construction as Livery Row, the residential unit mixed use commercial building will have 30 apartments and several commercial retail spaces. One of the retail spaces can be converted to accommodate a new restaurant, but at a considerable additional cost, approximately $750,000 including build out, range hood, kitchen equipment and other expenses. The developer and the City have coordinated to find a mutually agreeable tenant to operate a new restaurant, and the purveyor is willing to sign a 10 year lease, however the lease is contingent upon the $225,000 incentive from the City Lockport payable to a Division of the Fore Investments Group to help reduce restaurant build out costs, conceptual drawings attached.

PROS/CONS/ALTERNATIVES

Holladay Construction Group will be performing the work, on behalf of Fore Investment Group, both of which have had impeccable previous performance. The mutually agreeable restaurant operator/tenant will be announced once the lease is finalized. The City intends to utilize excess General Fund Balance in 2027 to make the $225,000 payment to 711 State Lockport Fore LLC, a division Fore Investment Group, once the builder provides proof of performance for for this project in Lockport, the City Administrator can release funds for appropriate expenses anytime after the buildout permit is received.

Use of Incentive Funds. Developer agrees that all incentive funds provided pursuant to this Agreement shall be used exclusively for the construction, installation, or improvement of permanent fixtures, building systems, and other capital improvements that are physically incorporated into, permanently affixed to, or otherwise become part of the real property (collectively, the â€œPermanent Improvementsâ€).
All improvements funded through the incentive shall remain with the Property and shall not be removed, relocated, or transferred by Developer or any tenant upon early expiration or termination of any lease, sale of the business, or cessation of operations, except for

replacement, repair, or renovation in the ordinary course of property ownership and maintenance. Furthermore, if any equipment is removed from the establishment within the first 3 years, the reclaimed value with be shared with the City of Lockport 50-50.

RECOMMENDATION

Approve Resolution No. 26-113 Approving the Redevelopment Incentive Agreement for 711 State Lockport Fore, LLC for a Mutually Agreeable Restaurant Space Tenant Build Out, In Lockport, Illinois

SPECIFIC CITY COUNCIL ACTION REQUIRED

Motion to Approve

ATTACHMENTS:

RESOLUTION Authorizing Tenant Buildout for 711 S. State.pdf
Redevelopment Agreement with FORE RE 711 S State St Restaurant - Updated
Restaurant Concept
Restaurant Schematic
711 S. State Livery Row Project

RESOLUTION NO. 26-113

A RESOLUTION APPROVING THE REDEVELOPMENT INCENTIVE AGREEMENT WITH 711 STATE LOCKPORT FORE, LLC OR ITS SUBSIDIARY FOR A MUTUALLY AGREEABLE RESTAURANT SPACE TENANT BUILD OUT, IN LOCKPORT, ILLINOIS

WHEREAS, the City of Lockport, Illinois, is a home rule unit of local government as is provided by Article VII, Section 6 of the Illinois Constitution of 1970, and as a home rule unit of local government the City may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City is in a position to attract restaurants in the downtown for further economic development opportunities; and the Subject Property is currently under construction at 711 S. State Street, located within the City's Historic Downtown District; and

WHEREAS, the FORE REAL ESTATE HOLDINGS, LLC ("Owner") is the fee simple owner of the real property located at 711 S. State Street, Lockport, Illinois, PINs 11-04-23-147-001-0000, 11-04-23-147-002-0000, and 11-04-23-147-003-0000, ("Subject Property")

WHEREAS, the Subject Property is located in the Redevelopment Project Area known as the Lockport Downtown TIF District; and the owner has an opportunity to attract a restaurant tenant; and

WHEREAS, in accordance with the Illinois Municipal Code, the Corporate Authorities have the power to transfer funds for development that will appropriately carry out the purpose of enhancing the economic vitality of the downtown; and

WHEREAS, the Corporate Authorities have determined that it is desirable and in the best interest of the City to continue to bolster and support the recent development and redevelopment of downtown buildings; and

WHEREAS, the construction of the restaurant space will be a considerable expense in excess of $750,000; and

WHEREAS, the potential restaurant tenant is willing to sign a 10-year lease; and

WHEREAS, the restaurant lease agreement and construction are contingent upon the City agreeing to provide up to $225,000 in incentives to the Owner; and

WHEREAS, the Corporate Authorities hereby determine that it is in the best interests of the City and its residents to approve the Redevelopment Agreement for the Restaurant and to approve the incentive.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LOCKPORT AS FOLLOWS:

Section 1: Approve the attached Redevelopment Agreement as so amended for corrections including, but not limited to the proper constituted subsidiary of the Owner or for clarifications as deemed appropriate by the City Attorney.

Section 2: Authorize City Administrator or the City Attorney to execute any and all necessary documents related to said Agreement.

Section 3: Effective Date: This Resolution shall become effective upon passage and approval as provided by law

PASSED this _____ day of _____, 2026.

_____ ALDERMEN VOTING AYE _____ ALDERMEN VOTING NAY

_____ ALDERMEN ABSTAINING _____ ALDERMEN ABSENT

the MAYOR voting aye _____ voting nay _____ not voting _____

_____ KING _____BARTELSEN _____ LIF _____ BERGBOWER

_____ GILLOGLY _____PUGH _____CARDAMONE _____DESKIN

_____ MAYOR

_____
Steve Streit, Mayor
ATTEST:

_____
Kathleen Gentile, City Clerk

Prepared by and mail to:

Mike Carroll
City Attorney
City of Lockport
222 East 9th Street
Lockport, IL 60441

Address of Property:
711 S. STATE ST.
Lockport, IL 60441

PIN: 11-04-23-147-001-0000,
11-04-23-147-002-0000,
11-04-23-147-003-0000

Resolution No. 26-114

REDEVELOPMENT AGREEMENT

This Redevelopment Agreement ("Agreement") is hereby entered on _____, 2026 between, **711 STATE LOCKPORT FORE, LLC**, a subsidiary of FORE REAL ESTATE HOLDINGS, LLC ("Owner"), a Wisconsin limited liability company with its principal offices at 229 E. Washington Street, Appleton, WI, 54911, and the City of Lockport, Will County, Illinois, an Illinois municipal corporation ("City") (Owner and the City are individually referred to as a "Party," and collectively referred to as the "Parties").

RECITALS:

WHEREAS, Owner owns the Property located at 711 S. State St., with a legal description as listed in **Exhibit A** ("Subject Property"); and

WHEREAS, the Subject Property is located in Lockport's Historic District (the "District"). The District has seen significant revitalization in the last five years alone from the Owner's recent construction of The Port at 923 S. State Street, façade changes for Stagecoach restaurant and Nik & Ivy Brewing Company to reflect and preserve the historic

look to the buildings, renovation of the former Mackin Motor Co. Ford dealership building to Lock & Mule restaurant, the total renovation of the former People's Cleaner now housing Krema Coffee House, the new construction of a 3-story building at 1016 S. State St., and the current renovation of the 1000 S. State building; and

WHEREAS, the City, a home-rule municipality as defined by Section 6(a) of Article VII of the Illinois Constitution of 1970, has a history of supporting the redevelopment of its Historic District; and

WHEREAS, the City was one of the early leading municipalities to recognize the importance of preserving its historic downtown buildings by implementing both the District as well as a registered National Historic Preservation District for its commercial downtown area;

WHEREAS, on May 12, 1975, the City's Downtown Business District became listed on the National Register Program; and

WHEREAS, the Owner is in the process of redeveloping the former Dellwood Tire site (the Subject Property) and has a potential restaurant tenant willing to sign a 10-year lease; and

WHEREAS, the restaurant buildout will cost Owner in excess of $750,000; and

WHEREAS, the restaurant construction and lease are contingent on the City offering up to $225,000 in incentives; and

WHEREAS, the City finds it to be in the best interest of the District to authorize the incentives not to exceed $225,000 towards construction of the restaurant site at the Subject Property, with the incentives to be paid from the City's General Fund Balance; and

WHEREAS, the Owner has engaged the services of a Developer with experience in restaurant buildout to complete the construction, with the incentives payable to the Owner upon completion; and

WHEREAS, pursuant to the City's home-rule authority and 65 ILCS 5/11-48.2-2, the City Council is willing to incentivize the Project in compliance with the Lockport Historic Preservation Act; and

WHEREAS, the Owner has agreed, in reliance on the City's commitments set forth in this Agreement, to complete the Project in accordance with this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are mutually acknowledged, the Parties agree as follows:

1. **Incorporations of Recitals and Exhibits:** The statements, representations, covenants and recitations set forth in the foregoing recitals are material to this Agreement and are incorporated into and made a part of this Agreement. The Exhibits referred to in the Preamble in this Agreement and attached to or incorporated into it by textual reference are incorporated by reference into and made a part of this Agreement. The Parties acknowledge the accuracy and validity of those Exhibits.

2. **The Project:** Developer shall undertake the construction of a restaurant at the Subject Property, with appropriate kitchen equipment (range hood, etc.), for a restaurant that will sign a 10-year lease.

3. **Incentive:** The City will pay to Owner build-out incentives not to exceed $225,000.00 (Two Hundred Twenty-Five Thousand Dollars), out of its General Fund Balance, once the project is completed to Owner and City's satisfaction.

4. **Representations and Warranties of Developer:** In consideration of the City's agreement to pay the incentive contained in this Agreement, Developer agrees, represents and warrants to the City as follows:

a. **Compliance with Laws and Permits:** Development, construction and operation of the Project shall comply with all applicable laws, regulations, rules and ordinances and other legal requirements of the City, County of Will, State of Illinois and the United States of America. The determination as to whether any laws of the State of Illinois or of Will County apply to this Project shall be the sole responsibility of Owner.

b. **Sources of Funds:** Owner represents and warrants that they have funds or financing from private sources in an amount sufficient to pay for the Project costs.

c. **Authority: Due Execution:** The Owner is a limited liability company organized and existing pursuant to and in accordance with the laws of the State of Wisconsin and is authorized to do business in the State of Illinois. Owner has the right, power and authority to enter into, execute, deliver and perform this Agreement. The execution, delivery and performance by Owner of this Agreement has been duly authorized by all necessary action of its member(s) or manager(s), and does not and will not violate any applicable provision of law, or constitute a breach of, default under or require any consent under any agreement, instrument or document to which Owner is now a party or by which Owner is now or may become bound.

d. **Performance:** Owner has not received written notice of any pending or threatened claims, actions or proceedings by or before any court, governmental commission, board, bureau or any other administrative agency. Owner is not in default with respect to any indenture, loan agreement, mortgage, deed, note or any other agreement or instrument related to the borrowing of money to which Owner is a party or by which Owner is bound which would adversely affect its ability to perform under this Agreement.

e. **Use of Incentive Funds:** Use of Incentive Funds. Developer agrees that all incentive funds provided pursuant to this Agreement shall be used exclusively for the construction,

installation, or improvement of permanent fixtures, building systems, and other capital improvements that are physically incorporated into, permanently affixed to, or otherwise become part of the real property (collectively, the "Permanent Improvements"). All improvements funded through the incentive shall remain with the Property and shall not be removed, relocated, or transferred by Developer or any tenant upon early expiration or termination of any lease, sale of the business, or cessation of operations, except for replacement, repair, or renovation in the ordinary course of property ownership and maintenance.

5. **Covenants of Developer**: Developer covenants with and to the City to complete the restaurant site build-out as promptly as possible, with a target completion date of no later than December 31, 2027.

6. **Representations and Warranties of the City:** In consideration of Owner's development of the Subject Property in accordance with the terms and conditions of this Agreement, City agrees, represents and warrants to Owner follows:

a. **Authority; Due Execution:** City has the authority, as a home rule unit of local government, to execute and deliver this Agreement and to perform its obligations hereunder. The execution, delivery and performance by City of this Agreement has been duly authorized by all necessary action, and does not and will not violate any applicable provision of law, or constitute a breach of, default under or require any consent under any agreement, instrument or document to which City is now a party or by which City is now or may become bound.

b. **Zoning:** City represents and warrants that Owner's intended use for the Project as a restaurant, shall be authorized under the City's applicable zoning laws and ordinances. City further represents and warrants that the current designated parking area of the Subject Property, along with an off-street public parking to be constructed by City to the immediate north of the Subject Property, provides sufficient off-street parking as required by the Lockport Code of

Ordinances for Owner's intended use.

7. **Indemnification:** Owner agrees to indemnify, defend (with counsel reasonably acceptable to the City and, if the City's and Owner's interest are in conflict, the City will have the right to select its own counsel at Owner's expense) and hold harmless the City, its elected and appointed officers, its boards, commissions and committees, the members of such boards, commissions and committees, its employees, its representatives, its agents, its financial and planning advisers, its attorneys and its volunteers, and the successors, assigns, executors, administrators, heirs, beneficiaries, and legatees of the foregoing (the "Indemnities"), individually and collectively, from any third party claims, lawsuits, damages, judgments, settlements or other liability which arise from Owner's failure to comply with any of their terms, covenants and conditions contained in this Agreement. In the event that any indemnitee is required to pay any amounts for any attorneys' fees, costs, expense, judgment or otherwise for which indemnification is required by Owner, then said payments made shall constitute a lien against the Subject Property subordinate to any previously-recorded first mortgage that encumbers the Subject Property in favor of the persons and entities indemnified pursuant to this Agreement. Nothing contained in this Agreement shall be deemed to constitute a waiver by the City or any Indemnitee of any immunity or privilege afforded by law including, but not limited to, the Illinois Governmental Tort Immunity Act. Nothing herein shall be construed so as to require such indemnification or hold harmless resulting from the negligence of the Indemnities.

8. **Survival of Representations, Warranties and Covenants:** All representations, warranties, covenants and agreements of the parties contained in this Agreement shall be true, accurate and complete as of the Effective Date and shall survive the expiration of this Agreement as contemplated by this Agreement with respect thereto.

9. **Limited Liability of City to others for Owner's Expenses:** Unless the City has consented to an assignment, sale or transfer of Owner's rights in accordance with below, the City shall have no obligation to any person or entity on behalf of Owner.

10. **Cooperation of the Parties:** City and Owner agree to cooperate reasonably with each other when requested to do so concerning the development of the Project.

11. **Default:** If any of the Parties shall default under this Agreement or fail to perform or keep any material term or condition required to be performed or kept by such Party (an"Event of Default), such Party shall, upon written notice from the other Party, proceed to cure or remedy such default or breach within thirty (30) days after receipt of such notice, provided, however, that in the event such default is incapable of being cured within said thirty (30) day period, and the defaulting Party commences to cure the default within said thirty (30) day period and proceeds with due diligence to cure the same, such Party shall not he deemed to be in default under this Agreement. Any delay by any Party in instituting or prosecuting any actions or proceedings or asserting its rights under this Agreement shall not operate as a waiver of such rights in any way (it being the intent of this provision that such Party should not be constrained so as to avoid the risk of being deprived of or limited in the exercise of the remedies provided by law, equity or this Agreement because of the default involved). A waiver made by any Party with respect to any specific default by any other Party under this Agreement must be expressly and specifically made in writing and shall not be construed as a waiver of rights with respect to any other default by the defaulting party under this Agreement or with respect to the particular default except to the extent expressly and specifically waived in writing.

12. **Force Majeure:** The parties will diligently perform their obligations hereunder

subject to Force Majeure. The term "Force Majeure" as used herein shall mean any delays incurred by a party due to strikes, lockouts, acts of God, enemy action, civil commotion, governmental restrictions or delays in obtaining permits (but solely to the extent that such delays are not caused by and are beyond the control of the party claiming such Force Majeure), lawsuits against any party that delays or stops construction or preemption, fire or other casualty, unforeseen shortage of materials, unusually adverse weather conditions, pandemic or other cause beyond the reasonable control of the party, for so long as the party is using its reasonable good faith efforts to end any such delay if the party asserting the Force Majeure is reasonably capable of doing so. Force Majeure shall not include the customary fluctuation in material costs and poor planning.

13. **Notices:** All notices, demands, requests, and other communications under this Agreement shall be in writing and shall be either personally delivered or mailed, by U.S. Postal Service registered or certified mail, return receipt requested, postage pre-paid, or reputable overnight courier service to the Parties at the following addresses:

OWNER:

[_____]
c/o 711 STATE LOCKPORT FORE, LLC
229 E. Washington Street
Appleton, WI, 54911
Attn: _____

CITY:

Ben Benson
City Administrator
City of Lockport
222 East 9th Street
Lockport, Illinois 60441

or at such other address or to such other party as the Parties may designate in writing delivered or mailed as described above. Notices shall be deemed given upon receipt, in the case of notice by personal delivery or overnight courier, and five (5) business days after being deposited with the U.S. Postal Service, in the case of notice by registered or certified mail.

14. **Entire Agreement/Amendments:** This Agreement sets forth all the promises, inducements, agreements, conditions and understandings of the Parties relative to the subject matter hereof, superseding all prior negotiations, agreements and understandings, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between the Parties, except as set forth herein. The City is not obligated to make any further payments to Owner or to provide any other economic incentive for the development of the Property other than those incentives described in this Agreement. No amendment, revision, change or addition to this Agreement shall be binding upon the Parties unless authorized in accordance with law and reduced to a writing which is executed by both Parties.

15. **Successors and Assigns:** Except as provided in this Agreement, the agreements, undertakings, rights, benefits and privileges set forth in this Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors, assigns and legal representatives, including, without limitation, successor governing bodies of Owner and the City and successor owners of the Property.

16. **Governing Law and Venue:** The validity, meaning and effect of this Agreement shall be determined in accordance with the laws of the State of Illinois. The venue for any action under or resulting from this Agreement shall be in the Circuit Court of Will County, Illinois.

17. **Captions and Paragraph Headings:** The captions and paragraph headings used

in this Agreement are for convenience only and are not a part of this Agreement and shall not be used in construing it.

18. **Conflicts:** In the event of a conflict between the provisions of this Agreement and the provisions of any City ordinance, the provisions of this Agreement shall prevail to the extent permitted by law.

19. **Definition of Terms/Construction of Agreement:** Any terms which are not defined in this Agreement shall have the same meaning as ordinarily and commonly accepted, unless herein indicated to the contrary. This Agreement has been negotiated by the parties hereto and their respective attorneys. The language in this Agreement shall not be construed for or against either party based upon any rule of construction favoring the non-drafting party. Words in the masculine, feminine or neuter shall apply to either gender or neuter, as appropriate.

20. **Execution of this Agreement:** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same instrument.

21. **No Personal Liability:** Owner recognizes that the persons signing this Agreement on behalf of the City, the Mayor, City Council, the City agents, officers, financial consultants, employees and attorneys shall have no personal liability to Owner and that each is acting solely in their official or professional capacities.

22. **Severability:** If any provision of this Agreement is held invalid or unenforceable by a court of competent jurisdiction, such provision shall be deemed to be excised from this Agreement, the invalidity of such provision shall not affect any of the other provisions of this Agreement and those other provisions shall continue in full force and effect to the extent possible. Neither of the Parties shall challenge the validity or enforceability of this Agreement nor any

provision of this Agreement, nor assert the invalidity or unenforceability of this Agreement or any provision of it.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed, as of the day and year first above written.

[SIGNATURES TO FOLLOW]

CITY OF LOCKPORT:

BY:_____
Steven Streit, Mayor

ATTEST: _____
Kathleen Gentile, City Clerk

STATE OF ILLINOIS)
)
COUNTY OF WILL)

The undersigned Notary Public in Will County, Illinois, do hereby certify that STEVEN STREIT and KATHLEEN GENTILE are the MAYOR and CITY CLERK, respectively, of the CITY OF LOCKPORT, a municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the document as the Mayor and City Clerk of the City as authorized and directed by the City Council of the City of Lockport.

Signed this _____day of _____, 2026.

_____

Owner: [711 STATE LOCKPORT FORE, LLC]

BY:_____

Its:_____

STATE OF _____)
)
COUNTY OF _____)

The undersigned Notary Public do hereby certify that _____, is(are) the _____, of 711 STATE LOCKPORT FORE, LLC and personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she (they) signed the document, knew the nature of the document that was signed, and did so as a free and voluntary act.

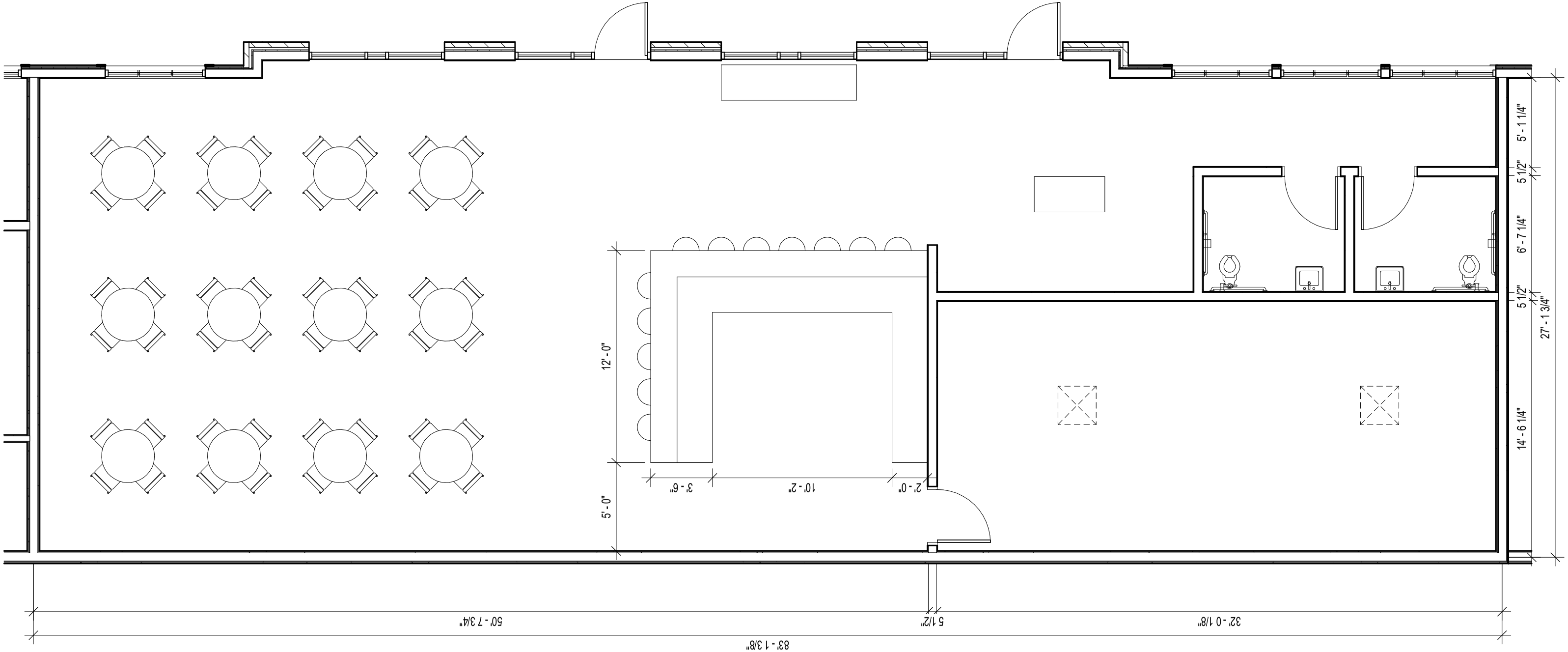
Signed this _____day of _____, 2026.

_____

Notary Public

37704369.1




5' - 1 1/4"
5 1/2"
6' - 7 1/4"
5 1/2"
27' - 1 3/4"
14' - 6 1/4"
12' - 0"
5' - 0"
3' - 6"
10' - 2"
2' - 0"
83' - 1 3/8"
50' - 7 3/4"
5 1/2"
32' - 0 1/8"



*RENDERING SUBJECT TO CHANGE - REQUIRES H&A APPROVAL







LIVERY
ROW

711 S STATE REDEVLOPMENT

FORE DEVELOPMENT

- **Recently completed 'THE PORT', a mixed use project downtown Lockport at 923 S State Street**

PROJECT:

- 36,000-square-foot, **three-story mixed-use apartment building**
- **31** for-rent apartment units
- **4,500** square feet of ground-floor retail space
- 39 on-site parking spaces

COST:

- Total estimated project cost is **$9.8 million**
  - Infill construction—significant site constraints and higher construction costs
  - Project is **not financially feasible** without public assistance

OUTCOMES:

- Transformation of an underutilized, dilapidated property
- Creates **prominent gateway** for downtown
- The project will generate significant **increases in taxable revenue**
- Help meet **demand for housing and commerce**
- Further **reinforce historic downtown Lockport as a destination place for residents and visitors**

City Council
Agenda Memorandum

Item #CD-1

To: **City Council**

From: **Lance Thies, Director of Community and Economic Development**

Subject: **Ordinance No. 26-025 Special Use Permit for a +/- 24 Acre Planned Development with Rezoning to R1/R2 Single-Family Residential to Allow a 68-Unit Residential Community for the Property Generally Located South of 141st Street, Between Smith Road and Basham Drive (Royal Highlands)**

Date: **October 21, 2026**

BACKGROUND/HISTORY

Rally Homes, LLC submitted a final development plan for a 68-unit residential development. The plan includes 26 single-family detached homes and 42 duplex homes along Royal Drive, which will be constructed with the development. Access points to Royal Drive will be on the south side of 141st Street and the east side of Smith Road. The eastern portion of the property will consist of single-family attached homes (duplexes). The west side will have single-family detached homes. The developer will bring City water and sewer infrastructure through the property from the existing lift station at the terminus of 141st Street and the water line connection at Basham Drive/Archer Avenue.

Site Plan / Design.

The entire development will have an approximate density of 2.8 units per acre. Single-family detached units (R-1 zoning) will comprise 13.8 acres, with a density of 1.9 lots per acre. Single-family attached homes (R-2 zoning) will have a density of 3.9 units per acre within a 10.7-acre area. The density of the housing products is consistent with the Comprehensive Plan's goals for this property as well as the Route 171 Corridor Study. The entire development will have approximately 8 acres of open space, including landscaped areas and two detention basins. Access to all dwelling units will occur on Royal Drive.

The R-2 zoning district will have two guest parking areas, each with 5 spaces. There is a need for guest parking for the duplex units since the driveways are tighter together than those of single-family homes, limiting available on-street parking. Sidewalks will line each side of Royal Drive. Additionally, an 8' wide multi-use path will circle the detention west detention basin and extend east in anticipation of a potential Archer Avenue path leading to the Veteran's Memorial Trail.

Elevations.
The exterior elevations of the single-family homes and townhomes will match the City's design standards. The residential units will have siding and masonry accents on the front facade. The townhomes will be consistent in both color and siding. Single-family homes will allow buyers to select their home model with a choice of four different elevations for each of the 7 home models. Buyers may also choose the exterior detailing of their homes, including vinyl siding (only base model) or LP siding (all other models) and masonry accents. Windows will feature 4-inch exterior trim. Each home elevation will include front porches and/or columns to complement the overall architectural design. Single-family through lots and corner lots will require the house to have an angled bay window. Townhomes with a through lot will have a minimum 1' bump-out in the back of all units. Corner lot townhomes will have a side bay window.

Landscaping.
A final landscape plan was provided and is in conformance with the City's Landscape Ordinance. The tree preservation plan is also included within the landscape plan. Parkway trees will line Royal Drive. The trees will be spaced according to the City's code for parkway planting. Residential lots and common areas will include turf. Both detention basins will be outlined with shoreline seed mixes and lo-mow wet/mesic prairie seed. Additionally, there will landscape buffering on the south side of property, adjacent to the backyards of homes on Basham Drive as well as along the south side of 141st Street behind the duplexes. The landscape buffer will include a berm, trees, shrubs, and other plantings. A prototype for front yard foundation landscaping has been provided for each home and townhome model. The proposed landscaping is in conformance with the City's landscaping ordinance.

Engineering.
Rally Homes has been working closely with the City's engineering team and engineering consultant to ensure the engineering plans are in substantial conformance with the City's Development Code. There are only two outstanding issues related to pavement cores and a field tile study but both items are approved to occur prior to construction and would not have an impact on the Final Development Plan or Planned Development approvals.

PROS/CONS/ALTERNATIVES

RECOMMENDATION
Approve Ordinance No. 26-025 Special Use Permit for a +/- 24 Acre Planned Development with Rezoning to R1/R2 Single-Family Residential to Allow a 68-Unit Residential Community for the Property Generally Located South of 141st Street, Between Smith Road and Basham Drive (Royal Highlands)

SPECIFIC CITY COUNCIL ACTION REQUIRED
Motion to Approve

ATTACHMENTS:
Ordinance No. 26-025 Special Use Permit for a +/- 24 Acre Planned Development with Rezoning to R1/R2 Single-Family Residential to Allow a 68-Unit Residential Community
Exhibit A - Legal Descriptions
Exhibit A - Final Plat
Exhibit B - Geometric Plan
Exhibit C - Zoning Plat
Exhibit D - PUD

ORDINANCE NO.: 26-025

SPECIAL USE PERMIT FOR A +/- 24 ACRE PLANNED DEVELOPMENT WITH REZONING TO R1/R2 SINGLE-FAMILY RESIDENTIAL TO ALLOW A 68-UNIT RESIDENTIAL COMMUNITY FOR THE PROPERTY GENERALLY LOCATED SOUTH OF 141ST STREET, BETWEEN SMITH ROAD AND BASHAM DRIVE (ROYAL HIGHLANDS)

ORDINANCE NO.: 26-025

SPECIAL USE PERMIT FOR A +/- 24 ACRE PLANNED DEVELOPMENT WITH REZONING TO R1/R2 SINGLE-FAMILY RESIDENTIAL TO ALLOW A 68-UNIT RESIDENTIAL COMMUNITY FOR THE PROPERTY GENERALLY LOCATED SOUTH OF 141ST STREET, BETWEEN SMITH ROAD AND BASHAM DRIVE (ROYAL HIGHLANDS)

WHEREAS, Rally Homes is the owner of +/- 24 acres (the "Property") located south of 141st Street, between Smith Road and Basham Drive, consisting of PINs 16-05-06-308-033 and 16-05-06-308-002 and legally described on **Exhibit A** attached hereto and incorporated herein;

WHEREAS, the special use permit for a planned development will accommodate a 68-unit development, comprised of 26 single-family detached homes and 42 single-family attached homes; and is illustrated in **Exhibit B** attached hereto and incorporated herein; and

WHEREAS, the +/- 24 acres is zoned R1 and C2 and is impressed with a special use permit for a planned development and is being rezoned to R1 and R2 to align with the Zoning Plat, as shown in **Exhibit C,** attached hereto and incorporated herein.

WHEREAS, the special use permit for a planned development, **Exhibit D** attached hereto and incorporated herein, includes the following modifications:

	R-1		**R-2**	
	Required	**Proposed**	**Required**	**Proposed**
Corner Side Yard	25'	20'	25'	20'

WHEREAS, the City hereby makes the findings outlined in **Exhibit E**, attached hereto and incorporated herein, with respect to the granting of a special use for the planned residential development and rezoning; and

WHEREAS, the Plan & Zoning Commission of the City of Lockport duly called, noticed and held a public hearing at their regular meeting on September 9, 2026, to consider the special use permit for a Planned Development and rezoning to R1 and R2 Districts provided by law and by the ordinances of the City of Lockport and by a vote of 6-0, found sufficient evidence that such special use permit for a Planned Development for a 68-unit residential development meets the standards as required under 65 ILCS 5/11-13-1.1, established for such classification in the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LOCKPORT, WILL COUNTY, ILLINOIS THAT:

SECTION 1: INCORPORATION OF PREAMBLE AND EXHIBITS

That the Preamble and all Exhibits to this Ordinance are incorporated herein as if fully set forth in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 2: REZONING

The City Council adopts and approves the Plan and Zoning Commission's recommendation and hereby amends the 2026 City of Lockport Official Zoning Map and rezones the property to R1 and R2 Districts.

SECTION 3: SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT FOR A 68-UNIT RESIDENTIAL DEVELOPMENT.

A special use permit for a planned development for a 68-unit residential development is hereby granted to the property described on **Exhibit A.**

SECTION 4: EXHIBITS

The following plans are hereby incorporated herein.

1. Legal Description and Plat of Survey, attached hereto as **Exhibit A**
2. Geometric Plan, prepared by Geotech Inc., dated 9/29/2026, and attached hereto as **Exhibit B**
3. Zoning Plat, prepared Geotech Inc., dated 9/15/2026, and attached hereto as **Exhibit C**
4. Preliminary PUD Plan, prepared by Geotech Inc., dated 8/1/26, and attached hereto as **Exhibit D**
5. Findings of Fact, adopted by City of Lockport Plan and Zoning Commission, 9/9/2026, and attached hereto as **Exhibit E**

SECTION 5. SUCCESSORS

This Ordinance shall be binding upon and in full force and effect with regard to any successors in interest to the Developer. Any such successor shall benefit from and be obligated to comply with all of the terms, requirements, limitations, and conditions set forth in this Ordinance as to any portion of the Property owned by it or in which it has any interest.

SECTION 6. SEVERABILITY

In the event any word, phrase, clause, sentence, paragraph, provision or section of this Ordinance, or any part thereof, shall be held to be unconstitutional, unenforceable or void, the same shall not affect the validity or enforceability of any remaining words, phrases, clauses, sentences, paragraphs, provisions or sections of this Ordinance.

SECTION 7. REPEALER

All ordinances or parts of ordinances conflicting with any provisions of this ordinance are hereby repealed.

SECTION 8. EFFECTIVE DATE

This Ordinance shall be effective after its passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED this _____ day of _____, 2026, with

_____ALDERMEN voting aye _____ALDERMEN abstaining

_____ALDERMEN voting nay _____ALDERMEN absent

the MAYOR voting aye _____, voting nay _____, not voting _____

_____ KING _____PUGH _____ LIF _____GILLOGLY

_____BERGBOWER _____DESKIN _____BARTELSEN _____CARDAMONE

_____MAYOR ATTEST:

_____ _____

Steven Streit, Mayor Kathleen Gentile, City Clerk

CITY OF LOCKPORT R-1 ZONING

THAT PART OF THE NORTH 430.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF CARRIAGE MANOR ESTATES, BEING A SUBDIVISION OF PART OF THE AFORESAID SOUTH HALF, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1989, AS DOCUMENT NUMBER R89-09457; THENCE NORTH 88 DEGREES 32 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 430.00 FEET ALSO BEING THE NORTH LINE OF SAID CARRIAGE MANOR ESTATES, A DISTANCE OF 1408.49 FEET; THENCE NORTH 01 DEGREES 27 MINUTES 33 SECONDS WEST 395.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 35.00 FEET OF THE SOUTH HALF OF AFORESAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 32 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LINE, 177.29 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 13 MINUTES 49 SECONDS WEST ALONG SAID WEST LINE, 35.00 FEET TO THE NORTH LINE OF AFORESAID SOUTH HALF; THENCE SOUTH 88 DEGREES 32 MINUTES 27 SECONDS WEST ALONG SAID NORTH LINE, 1229.60 FEET OT THE WEST LINE OF AFORESAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 13 MINUTES 41 SECONDS EAST ALONG SAID WEST LINE, 430.00 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 13.753 acres more or less.

CITY OF LOCKPORT R-2 ZONING

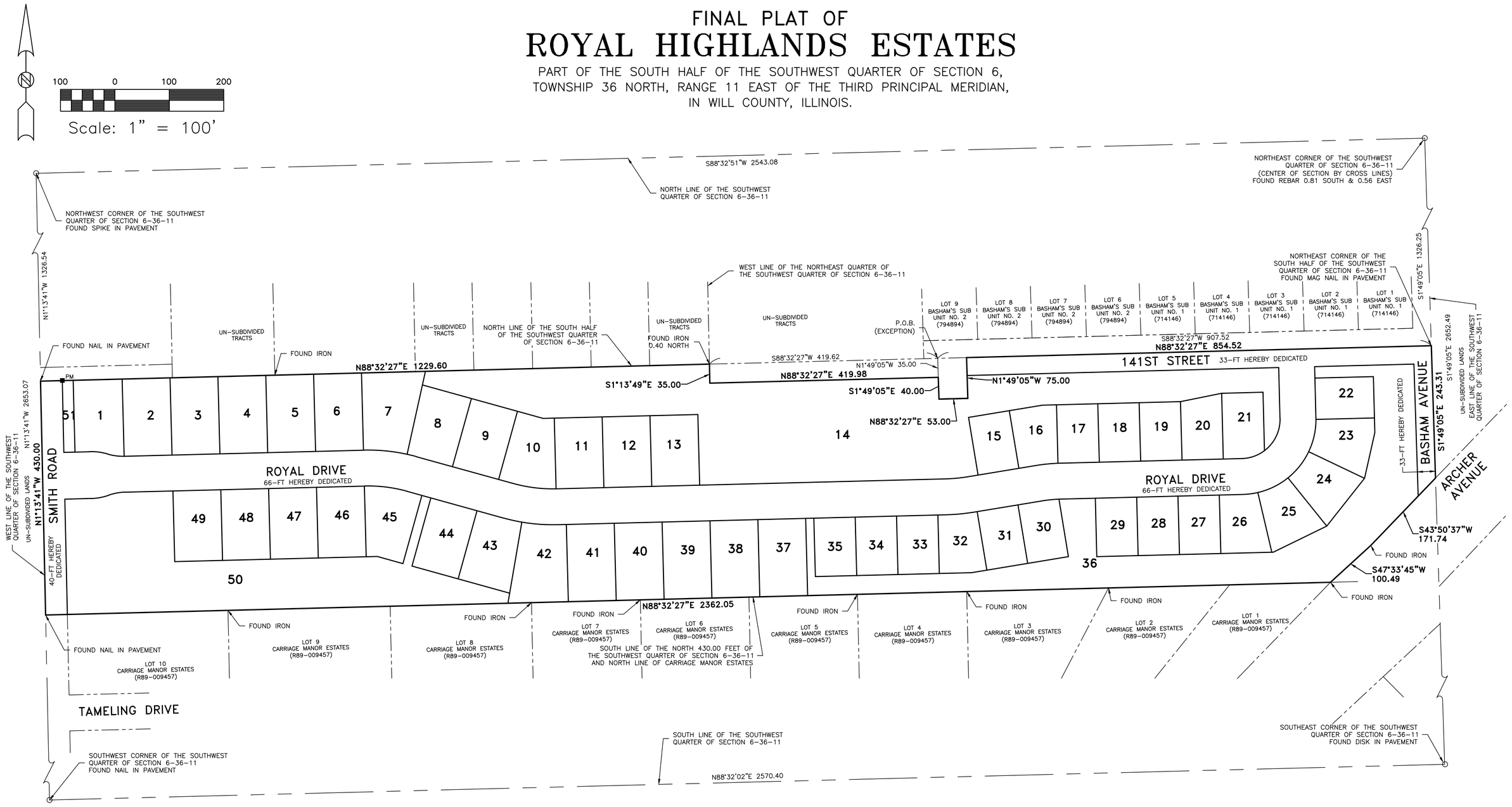
THAT PART OF THE NORTH 430.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF CARRIAGE MANOR ESTATES, BEING A SUBDIVISION OF PART OF THE AFORESAID SOUTH HALF, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1989, AS DOCUMENT NUMBER R89-09457; THENCE NORTH 88 DEGREES 32 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 430.00 FEET ALSO BEING THE NORTH LINE OF SAID CARRIAGE MANOR ESTATES, A DISTANCE OF 1408.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 27 MINUTES 33 SECONDS WEST 395.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 35.00 FEET OF THE SOUTH HALF OF AFORESAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 32 MINUTES 27 SECONDS EAST ALONG SAID SOUTH LINE, 242.69 FEET TO THE WEST LINE OF LANDS CONVEYED BY WARRANTY DEED TO THE CITY OF LOCKPORT BY DOCUMENT NUMBER R2018015330; THENCE SOUTH 01 DEGREES 49 MINUTES 05 SECONDS EAST ALONG SAID WEST LINE 40.00 FEET TO THE SOUTHWEST CORNER OF SAID WARRANTY DEED; THENCE NORTH 88 DEGREES 32 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF SAID WARRANTY DEED, 53.00 FEET TO THE SOUTHEAST CORNER OF SAID WARRANTY DEED; THENCE NORTH 01 DEGREES 49 MINUTES 05 SECONDS WEST ALONG THE EAST LINE OF SAID WARRANTY DEED, 75.00 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE AFORESAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 32 MINUTES 27 SECONDS EAST ALONG SAID NORTH LINE 854.52 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 49 MINUTES 05 SECONDS EAST ALONG SAID EAST LINE, 243.31 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF ARCHER AVENUE (ILLINOIS ROUTE 171) BY TRUSTEE'S DEED RECORDED MARCH 23, 1996, AS DOCUMENT NUMBER R96-21335; THENCE SOUTH 43 DEGREES 50 MINUTES 37 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 171.74 FEET; THENCE SOUTH 47 DEGREES

35 MINUTES 45 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 100.49 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID NORTH 430.00 FEET ALSO BEING THE NORTH LINE OF AFORESAID CARRIAGE MANOR ESTATES; THENCE SOUTH 88 DEGREES 32 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LINE, 953.56 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 10.665 acres more or less.

NOTE: THE R-2 ZONING DISTRICT IS MADE UP OF 4.062 ACRES OF PREVIOUSLY LOCKPORT C-2 ZONING DISTRICT PROPERTY AND 6.603 ACRES OF LOCKPORT R-1 ZONING DISTRICT PROPERTY.

FINAL PLAT OF
ROYAL HIGHLANDS ESTATES

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNERS THEREOF, I HAVE SURVEYED, SUBDIVIDED AND PLATTED INTO 49 LOTS AND 4 STREETS, THAT PART DESCRIBED AS FOLLOWS:

THE NORTH 430.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE CENTER LINE OF ARCHER ROAD; EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY TRUSTEE'S DEED RECORDED MARCH 23, 1996 AS DOCUMENT NO. R96-21335; AND ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF LOCKPORT, PER DOCUMENT NUMBER R2018015330, AND ALSO EXCEPTING THE FOLLOWING DESCRIBED PARCEL; COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 6; THENCE SOUTH 88 DEGREES 32 MINUTES 27 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTH HALF, 907.52 FEET TO THE NORTHWEST CORNER OF AFORESAID LANDS CONVEYED TO THE CITY OF LOCKPORT, SAID CORNER BEING THE POINT OF BEGINNING (EXCEPTION); THENCE CONTINUING SOUTH 88 DEGREES 32 MINUTES 27 SECONDS WEST ALONG SAID NORTH LINE, 419.62 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE AFORESAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 13 MINUTES 49 SECONDS EAST ALONG THE SOUTH PROLONGATION OF THE AFORESAID WEST LINE, 35.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 35.00 FEET OF AFORESAID SOUTH HALF; THENCE NORTH 88 DEGREES 32 MINUTES 27 SECONDS EAST ALONG SAID SOUTH LINE, 419.98 FEET TO A POINT ON THE WEST LINE OF AFORESAID LANDS CONVEYED TO THE CITY OF LOCKPORT; THENCE NORTH 01 DEGREES 49 MINUTES 05 SECONDS WEST ALONG SAID WEST LINE, 35.00 FEET TO THE POINT OF BEGINNING (EXCEPTION), IN WILL COUNTY, ILLINOIS. CONTAINING 24.418 ACRES MORE OR LESS.

I DO FURTHER CERTIFY THAT:

1. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE BY ME.
2. THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP "FIRM" MAP PANEL NUMBER 17197C0070G, DATED FEBRUARY 15, 2019.
3. THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT, LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF LOCKPORT, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AMENDED.
4. THAT ALL REGULATIONS ENACTED BY THE WILL COUNTY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH.
5. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
6. UPON COMPLETION OF CONSTRUCTION, IDENTIFIED CONCRETE MONUMENTS AND IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF CHANGE IN THE BOUNDARY LIMITS, ACCORDING TO THE PLAT ACT AS AMENDED.

DATED AT CREST HILL, ILLINOIS THIS 30th DAY OF May, 2026, A.D.

PROFESSIONAL LAND SURVEYOR CHRISTOPHER M. PAPESH 035-003369 CREST HILL, ILLINOIS STATE OF ILLINOIS

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
EXPIRATION DATE 11/30/2026
GEOTECH INCORPORATED PROFESSIONAL DESIGN
FIRM NUMBER 184-000165

CERTIFICATE OF OWNERSHIP

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS IS TO CERTIFY THAT RALLY HOMES, LLC IS THE HOLDER OF RECORD TITLE TO THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN BY THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH AND THAT SAID RALLY HOMES, LLC HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

TO THE BEST OF OUR KNOWLEDGE THE PROPERTY DESCRIBED ON THIS PLAT, WHICH IS KNOWN AS THE ROYAL HIGHLANDS ESTATES IS LOCATED WITHIN THE BOUNDARY LIMITS OF LUDWIG-REED-WALSH ELEMENTARY SCHOOL DISTRICT NUMBER 92 AND LOCKPORT TOWNSHIP HIGH SCHOOL DISTRICT NUMBER 205.

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

RALLY HOMES, LLC
1010 JORIE BOULEVARD
OAK BROOK, ILLINOIS 60523

BY: _____
MANAGING PARTNER

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, MANAGING PARTNER, OF RALLY HOMES LLC, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AS MANAGING PARTNER OF RALLY HOMES LLC, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20_____, A.D.

_____
NOTARY PUBLIC

CERTIFICATE OF SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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

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

_____ _____
OWNER

_____
TOM CARROLL, P.E.
LISCENSE NUMBER 062-052783
EXPIRATION DATE: NOVEMBER 30, 2027

STATE HIGHWAY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO SECTION 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

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

_____
JOHN A. FORTMANN, P.E.
REGION ONE ENGINEER

CERTIFICATE OF COUNTY RECORDER

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, AFORESAID, ON

THIS _____ DAY OF _____, 20 _____, A.D. AT _____ O'CLOCK _____.M.

_____
WILL COUNTY RECORDER

CERTIFICATE OF CORPORATE AUTHORITIES APPROVAL

STATE OF ILLINOIS)
COUNTY OF WILL) SS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF LOCKPORT, WILL COUNTY, ILLINOIS, AT A MEETING HELD

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

ATTEST: _____
CITY CLERK

BY: _____
MAYOR
222 E. 9TH STREET
LOCKPORT, ILLINOIS 60441

CERTIFICATE OF PLANNING COMMISSION

STATE OF ILLINOIS)
COUNTY OF WILL) SS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LOCKPORT, WILL COUNTY, ILLINOIS, AT A MEETING HELD

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

ATTEST: _____
SECRETARY

BY: _____
CHAIRMAN

CERTIFICATE OF CITY COLLECTOR

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY DESCRIBED IN THE PLAT HEREON DRAWN. CITY OF LOCKPORT, WILL COUNTY, ILLINOIS.

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

_____
CITY COLLECTOR

CERTIFICATE OF CITY ENGINEER

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, CITY ENGINEER OF THE CITY OF LOCKPORT, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THIS PLAT AND PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM REQUIREMENTS OF THE CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVE JURISDICTION THEREOF.

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

_____
LOCKPORT CITY ENGINEER

_____
REGISTRATION NUMBER

CERTIFICATE OF TAX MAPPING AND PLATTING

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT.

THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP NO. _____ AND IDENTIFIED AS

PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN) _____

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

_____
DIRECTOR

CERTIFICATE OF COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES OR UNPAID CURRENT GENERAL TAXES AGAINST ANY OF THE ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES. GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS,

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

_____
WILL COUNTY CLERK

GJN22011

1

GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

ROYAL HIGHLANDS ESTATES

FINAL PLAT OF SUBDIVISION
DRAWN BY: CP JOB # GJN22011
CHECKED BY: CP/CT DATE: 04/27/2026

DATE BY REVISION

FINAL PLAT OF
ROYAL HIGHLANDS ESTATES

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

60 0 60 120

Scale: 1" = 60'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N88°32'27"E	20.53
L2	N88°32'27"E	27.55
L3	S88°32'27"W	20.40
L4	N80°36'37"E	21.29
L5	S1°27'33"E	21.00
L6	N88°32'27"E	2.64
L7	S88°32'27"W	15.00
L9	N74°31'09"W	17.26
L10	N88°32'27"E	20.40

Curve Table				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	103.00	32.71	N82°21'43"W	32.57
C2	97.00	30.80	S82°21'43"E	30.67
C3	333.00	80.73	N84°30'52"W	80.53
C4	333.00	17.73	N76°02'39"W	17.73
C5	267.00	78.94	S82°59'21"E	78.65
C6	267.00	36.96	N84°34'32"E	36.93
C7	333.00	41.09	S84°08'43"W	41.06
C8	333.00	5.00	S88°06'38"W	5.00
C9	72.00	44.84	N70°41'53"E	44.12
C10	72.00	68.25	N25°41'53"E	65.73
C11	138.00	3.50	N0°43'57"W	3.50
C12	138.00	61.36	N12°43'58"E	60.86
C13	138.00	61.90	N38°19'18"E	61.38
C14	138.00	61.90	N64°01'19"E	61.38
C15	138.00	28.10	N82°42'23"E	28.06
C16	267.00	4.91	S88°00'49"W	4.91
C17	267.00	32.04	S84°02'54"W	32.02
C18	333.00	46.09	N84°34'32"E	46.05
C19	333.00	64.90	S85°52'34"E	64.80
C20	333.00	33.56	S77°24'22"E	33.54
C21	267.00	78.94	N82°59'21"W	78.65
C22	97.00	30.80	S79°26'36"W	30.67
C23	103.00	32.71	N79°26'36"E	32.57

R-1 LOTS

PUBLIC STREET

R-1 LOTS (1-13 & 37-49)
FRONT YARD SETBACK = 30 FEET
REAR YARD SETBACK = 25 FEET
INTERIOR SIDE YARD = 10 FEET
REAR YARD EASEMENT = 10 FEET
SIDE YARD EASEMENT = 7.5 FEET
FRONT YARD EASEMENT = 10 FEET

ALL EASEMENTS ARE PUBLIC UTILITY & DRAINAGE EASEMENTS (PUDE)

R-2 LOTS

PUBLIC STREET

R-2 LOTS (15-35)
FRONT YARD SETBACK = 25 FEET
REAR YARD SETBACK = 10 FEET
INTERIOR SIDE YARD = 6 FEET
(MIN. 15 FEET BETWEEN BUILDINGS)
REAR YARD EASEMENT = 10 FEET
SIDE YARD EASEMENT = 6 FEET
FRONT YARD EASEMENT = 10 FEET

ALL EASEMENTS ARE PUBLIC UTILITY & DRAINAGE EASEMENTS (PUDE).

GENERAL NOTES:

1. DE DENOTES DRAINAGE EASEMENT.
2. PUDE DENOTES PUBLIC UTILITY AND DRAINAGE EASEMENT.
3. PUD&LE DENOTES PUBLIC UTILITY, DRAINAGE, & LANDSCAPE EASEMENT.
4. PUDL&NAE DENOTES PUBLIC UTILITY, DRAINAGE, LANDSCAPE, & NON-ACCESS EASEMENT.
5. BSL DENOTES BUILDING SETBACK LINE. ALL LOT LINES ADJACENT TO THE RIGHT OF WAYS HAVE A 30-FOOT BUILDING SETBACK LINE. ALL LOTS HAVE A 30-FOOT REAR YARD BUILDING SETBACK LINE, AND ALL INTERIOR SIDE YARDS HAVE A 10-FOOT BUILDING SETBACK LINE.
6. THE HOMEOWNERS ASSOCIATION, CONSISTING OF LOTS 1 THRU 13, 15 THRU 35, AND 37 THRU 49; WILL OWN AND MAINTAIN LOTS 14 AND 36.
7. THE ISLAND WITHIN THE RIGHT OF WAY OF ROYAL DRIVE, AT THE ENTRANCE WITH SMITH ROAD WILL BE LANDSCAPED AND HAVE A MONUMENT SIGN IDENTIFYING THE NAME OF THE SUBDIVISION. MAINTENANCE OF THIS ISLAND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
8. THE BASIS OF BEARING AND COORDINATES FOR THIS DEVELOPMENT, AS SHOWN, ARE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE DATUM [NAD83 (2011 ADJUSTMENT)] GRID COORDINATES.
9. THE SOUTH HALF OF 141ST STREET HAS A COMMONWEALTH EDISON COMPANY EASEMENT (PER DOC. NO. 855162).
10. THE LANDS LOCATED WITHIN ARCHER AVENUE AND SMITH ROAD RIGHT OF WAYS, HAVE PUBLIC UTILITY EASEMENTS (PER DOC. NOS. 295777, 855162, AND R77-44119)
11. ■ PM - INDICATES 9/16" IRON ROD SET IN CONCRETE.

EASEMENT PROVISIONS

UTILITY AND DRAINAGE EASEMENT PROVISIONS

An exclusive easement (unless shown hereon as a nonexclusive right, i.e. in common with other grantees) is hereby reserved for and granted to the City of Lockport, Illinois (hereinafter "the City") and its successors and assigns for the installation, maintenance, relocation renewal and removal of improvements and appurtenances to serve these and other lands with sanitary sewers, storm sewers, drainage and stormwater management facilities, water main, pedestrian paths, municipal signage, facilities for the transmission and distribution of electricity, sounds and signals, and other municipal or public utility purposes designated by the City over, under and upon the areas heron designated as "City Utility and Drainage Easement".

The Owner of the affected land shall reimburse the City for all costs of restoration of said areas due to the installation, maintenance, relocation, renewal or removal of said improvement and appurtenances (excluding public utility company facilities). Said costs shall include the costs of returning said areas to their original condition and shall include, but not be limited to, landscaping, fencing and paving.

No structure shall be erected over said areas, but said areas may be used for landscaping, fencing, parking, or other purposes, if such usage is approved by the City and does not interfere with the operation or maintenance of the aforementioned utilities and drainage facilities. Facilities by others shall be permitted to cross City Utility and Drainage Easements at right angles thereto; however no electrical transformers, switching equipment, junction boxes or other similar structures shall be erected within the easement due to such crossings.

EASEMENT PROVISIONS

PUBLIC UTILITY EASEMENT PROVISIONS

A permanent non-exclusive easement is hereby reserved for and granted to the City of Lockport ("the City") and to those public utility companies operating under franchise from the City, including but not limited to, Commonwealth Edison Company, NICOR Gas Company, AT&T, Comcast, and their successors and assigns, over all the areas marked hereon as "Public Utility Easement" for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various transmission and distribution systems, together with any and all necessary manholes, junction boxes, controllers, transformers, switchgears, utility poles, appliances and other structures and appurtenances as may be deemed necessary by the City over, under, upon, along and through said indicated easement, together with right of access across the property for necessary workers and equipment to do any of the above work. The right is also granted to cut, trim or remove any trees, shrubs, or other plants within the easement.

STORMWATER MANAGEMENT AREA MAINTENANCE PROVISIONS

Owner, on behalf of itself, its successors and assigns, and all future holders of title to the property which is the subject of this plat (collectively, the "Owner"), hereby covenants and agrees with the City of Lockport, Illinois (the "City") as follows:

Owner shall maintain, operate and repair the portions of the property identified on this plat as the "Stormwater Management Easement" at all times in a manner consistent with the plans and specifications approved by the City (and upon request, furnish proof of compliance therewith). The Owner grants to the City and its designees the right of access upon, over and across the property to inspect the Stormwater Management Easement and to perform any maintenance of said easement (and to store equipment necessary therefore) which the Owner has failed to perform, if such failure continues for thirty (30) days after written notice from the City of such failure. The City may enter upon the property and perform such work as should have been undertaken by the Owner without notice to the Owner in an emergency (e.g. where personal injury or material damage to property may be imminent). The Owner shall be liable for the cost of any maintenance so performed by the City and shall promptly reimburse the City for such costs, with interest at a statutory pre-judgment rate calculated from the date of expenditure. Upon recordation by the City of a claim for reimbursement, the City shall have a foreclosable lien upon the property to secure reimbursement.

In addition to other remedies provided for above, upon Owner's failure to maintain the Stormwater Management Easement (after notice where required as aforesaid), the City shall be entitled to all remedies at law or equity to enforce this agreement, including all remedies for the abatement of a nuisance, which remedies shall be cumulative and not exclusive. If a judgment is entered against the Owner, the Owner shall pay all reasonable attorneys' fees and costs of the City. The City shall not be liable to Owner or any party claiming through the Owner for any damage caused by it in the performance of any maintenance undertaken pursuant to this agreement, unless such damage is caused by wanton or willful conduct. Failure to enforce a right granted hereunder shall not be deemed a waiver of such right or any other rights hereunder. No party shall be liable for failure to enforce the provisions hereof.

The Owner reserves unto itself all rights not materially inconsistent with these provisions, including the right to improve the property and to grant easements and other rights and interests in and to said property.

The Owner's obligations under these provisions may be assumed by an Owners' Association. Upon written notice of such assumption, any notice of non-performance by the City shall be given to such Owners' Association. However, each Owner (if there is then more than one) is and shall remain individually and collectively liable for all of the obligations of an Owner hereunder if the Association fails to perform such obligations. If title to all or any part of the property is vested in a land trust, any beneficiaries thereof shall be personally liable for all obligations imposed hereby on the Owner of such property or portion thereof so owned.

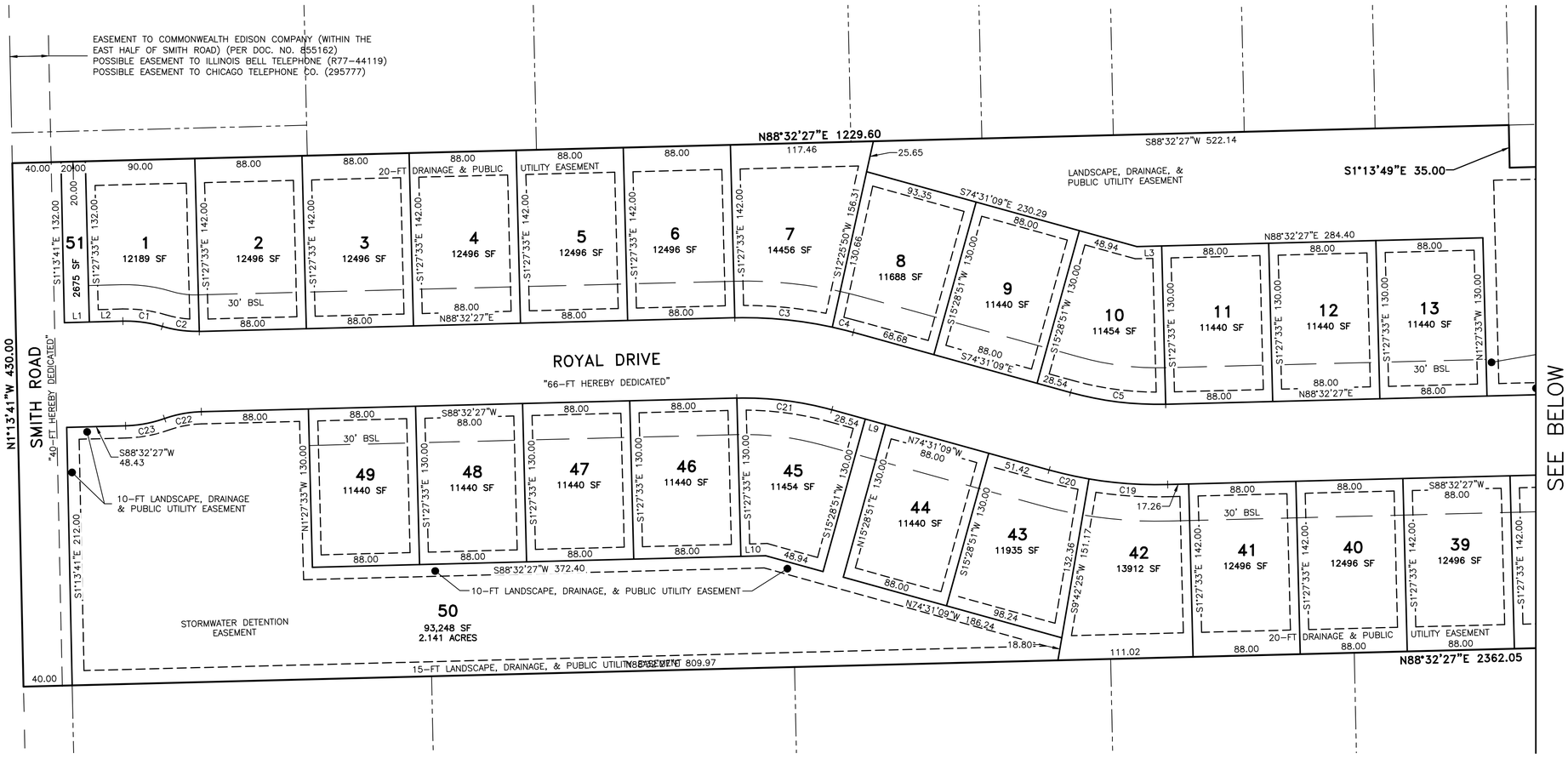
EASEMENT PROVISIONS

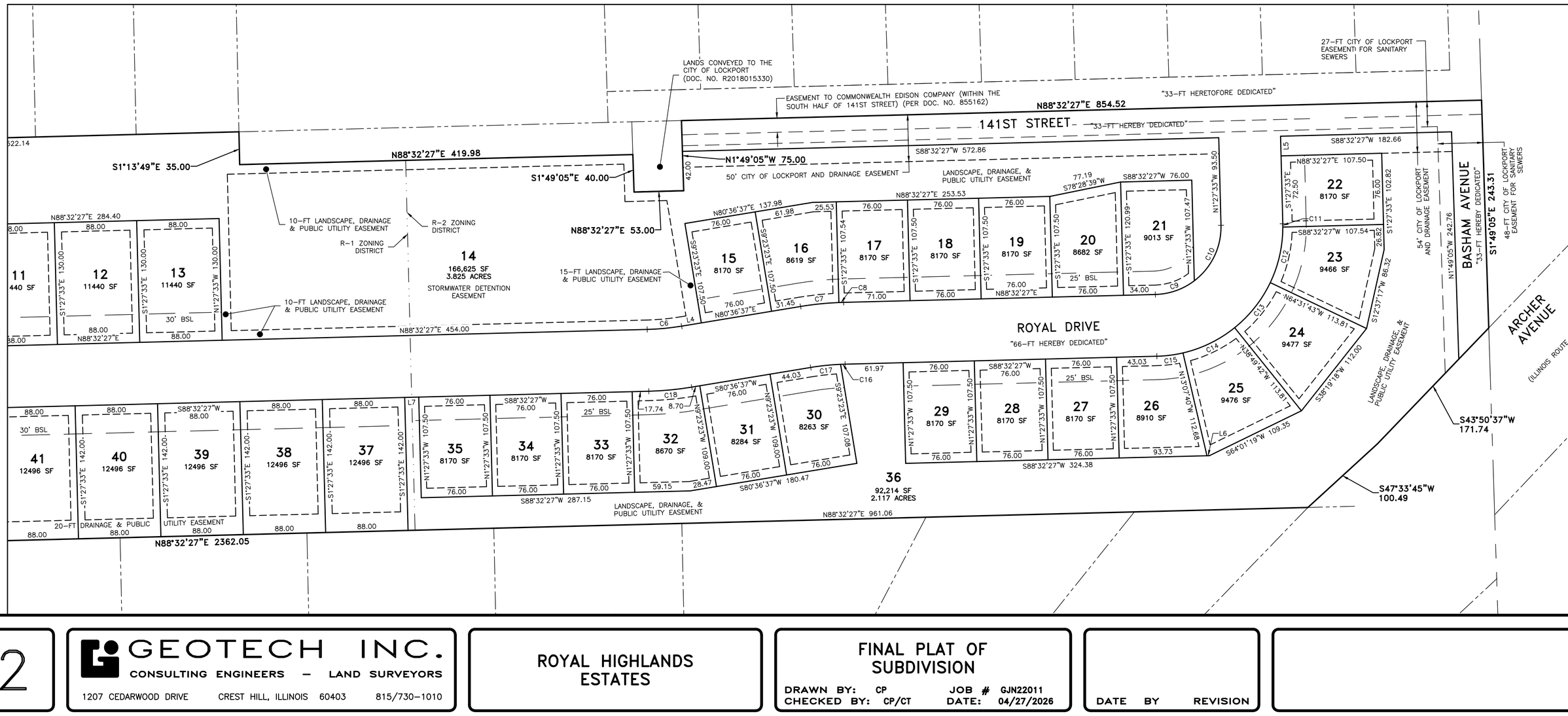
An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to

COMMONWEALTH EDISON COMPANY, AMERITECH TELEPHONE COMPANY, APPLICABLE CABLE TELEVISION COMPANY, GRANTEES

their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as a "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" without the prior written consent of grantees. After installation of any such facilities the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(e), as amended from time to time. The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by other terms such as, "outlots", "common elements", "open space", "open area", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment. Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NI-Gas") to install, operate, maintain, repair and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement," "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NI-Gas' facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NI-Gas. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.
The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time. The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.





GJN22011

2

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

ROYAL HIGHLANDS ESTATES

FINAL PLAT OF SUBDIVISION
DRAWN BY: CP JOB # GJN22011
CHECKED BY: CP/CT DATE: 04/27/2026

DATE BY REVISION



HATCH LEGEND:

- EXISTING PAVEMENT TO BE RESURFACED AND A 2-FT WIDE AGGREGATE SHOULDER INSTALLED. SEE CONSTRUCTION NOTES AND TYPICAL SECTION FOR DETAILS.
- ROADWAY PAVEMENT, SEE TYPICAL SECTIONS
- PCC SIDEWALK & PATH, SEE TYPICAL SECTIONS
- BITUMINOUS PATH, SEE TYPICAL SECTIONS

SITE DATA TABLE

SITE AREA: 24.42 ACRES

SINGLE FAMILY (LOTS 1-13 & 37-49):

AREA: 13.79 ACRES
LOTS: 26

DUPLEXES (LOTS 15-35):

AREA: 10.63 ACRES
LOTS: 21
UNITS: 42

CONSTRUCTION NOTES:

1. SMITH ROAD & 141st STREET TO BE MILLED (2-INCHES) AND RESURFACED WITH 2-INCHES HMA BITUMINOUS SURFACE COURSE, MIX D, N50. LIMIT OF WORK SHALL BE THE FRONTAGE OF SUBDIVISION. SEE SHEET 2 FOR TYPICAL SECTION.
2. PROVIDE 2 FOOT WIDE AGGREGATE SHOULDER (8" CA-6) ADJACENT TO EXISTING SMITH ROAD & 141ST STREET EDGE OF PAVEMENT ACROSS FRONTAGE OF SUBDIVISION. SEE SHEET 2 FOR TYPICAL SECTION.
3. EXISTING POWER POLE TO BE RELOCATED. COORDINATE WITH COMED.
4. PEDESTRIAN CROSSWALK 6" SOLID WHITE PARALLEL LINES LINES AT MINIMUM 6' SPACING
5. PROVIDE DEPRESSED CURBS, RAMPS, AND DETECTABLE WARNING SURFACE AT ALL LOCATIONS WHERE SIDEWALK INTERSECTS CURB. SEE DETAIL SHEET FOR STANDARD DETAILS. PROVIDE 8' WIDE RETURN ON SOUTH SIDE OF R.O.W. AT MULTI-USE PATH CROSSINGS. SEE DETAIL
6. STOP SIGN, R1-1, 30" X 30" W/ CROSS TRAFFIC DOES NOT STOP SIGN (W4-4P -24" x 12"). PROVIDE 24" WHITE STOP BAR
7. PROVIDE DEPRESSED CURB & GUTTER ACROSS PROPOSED PARKING STALLS.
8. PROVIDE 5 PARKING STALLS (9' BY 20.5'). PAVEMENT SHALL BE: 8" AGGREGATE BASE (CA-6), 2.5" HMA BITUMINOUS BINDER IL-19, N50, AND 1.5" HMA SURFACE MIX D, N50. PARKING STALLS SHALL BE PRIVATE.
9. ROAD NARROW SIGN, W5-1, 30" DIAMOND. COORDINATE WITH CITY FOR FINAL SIGNAGE
10. PRIOR TO A PERMIT BEING ISSUED, DEVELOPER TO OBTAIN PAVEMENT CORES FOR BASHAM DRIVE TO VERIFY EXISTING PAVEMENT SECTION TO DETERMINE EXTENT OF RECONSTRUCTION. AT A MINIMUM, BASHAM DRIVE TO BE MILLED (2-INCHES) AND RESURFACED WITH 2-INCHES HMA BITUMINOUS SURFACE COURSE, MIX D, N50. LIMIT OF WORK SHALL BETWEEN ARCHER AVE AND 141ST STREET. SEE SHEET 2 FOR TYPICAL SECTION.
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12. AT CURB & CUTTER TO DITCH TRANSITIONS, CURB SHALL BE FLARED TO DIRECT RUNOFF TO THE DITCH. PROVIDE RIP RAP APRON FROM CURB TO DITCH BOTTOM.
13. FOUNDATIONS AND DRIVEWAY LOCATIONS SHOWN FOR REFERENCE BASED ON A TYPICAL MODEL HOME PROPOSED FOR THE SUBDIVISION. FINAL LOCATIONS AND SPECIFIC FOUNDATION WILL BE ESTABLISHED AS PART OF THE BUILDING PERMIT APPLICATION FOR EACH LOT. TYPICAL FOR ALL SHEETS
14. BIKE PATH EAST OF ROYAL HIGHLANDS DRIVE TO BE CONSTRUCTED IN FUTURE, BY OTHERS. CONSTRUCT AREAS TO PROPOSED ELEVATIONS AND PROVIDE 4" TOPSOIL AND SEED WITH BLANKET.
15. BITUMINOUS PATH AROUND LOT 14 AND SOUTH SIDE OF 141ST STREET TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

NOTES:

1. LOT DIMENSIONS AND EASEMENTS SHOWN FOR REFERENCE, REFER TO FINAL PLAT FOR ADDITIONAL DETAILS.
2. SIDEWALK APPROACHED AT INTERSECTIONS OR MID-BLOCK CROSSINGS SHAL MEET THE REQUIREMENTS OF THE ILLINOIS ACCESSIBILITY CODE AND SHALL INCLUDE DETECTABLE WARNING TILES AND DEPRESSED CURBS. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
3. CURB RETURN RADII AT INTERSECTIONS SHALL BE 25 FEET MEASURED FROM EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
4. ALL CONNECTIONS TO EXISTING PAVEMENT SHALL BE PROVIDED WITH A BUTT JOINT.
5. PROVIDE FULL DEPTH SAWCUT FOR ALL CURB, PAVEMENT, OR SIDEWALK TO BE REMOVED.
6. LIGHT POLE LOCATIONS SHOWN FOR REFERENCE AND PLANS DO NOT INCLUDE THE DESIGN FOR PROVIDING POWER TO EACH LOT. OWNER AND CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR THE DESIGN AND LAYOUT FOR POWER, CONTROLLER BOXES, METERS, ETC.
7. PROPOSED FACE OF CURB SHALL BE STAMPED WITH "W" FOR WATER AND "S" FOR SANITARY WHERE RESPECTIVE SERVICE LINE CROSSED UNDER CURB
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9. ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC
10. 8' WIDE PCC PATH SHALL BE PROVIDED WITHIN THE NORTH R.O.W. ACROSS THE FRONTAGE OF LOT 1 TO LOT 14. 8' WIDE PATH SHALL MATCH THE SIDEWALK SECTION: 5" PCC (6" AT DRIVEWAYS) WITH 4" CA-6

NO.	DATE	REVISION
	06.26.26	INITIAL SUBMITTAL
1	08.06.26	CITY REVIEW #1
2	08.28.26	CITY REVIEW #2
3	09.14.26	CITY REVIEW #3
4	09.29.26	CITY REVIEW #4

ROYAL HIGHLANDS ESTATES
SWC BASHAM DR. & 141 ST.
LOCKPORT, IL

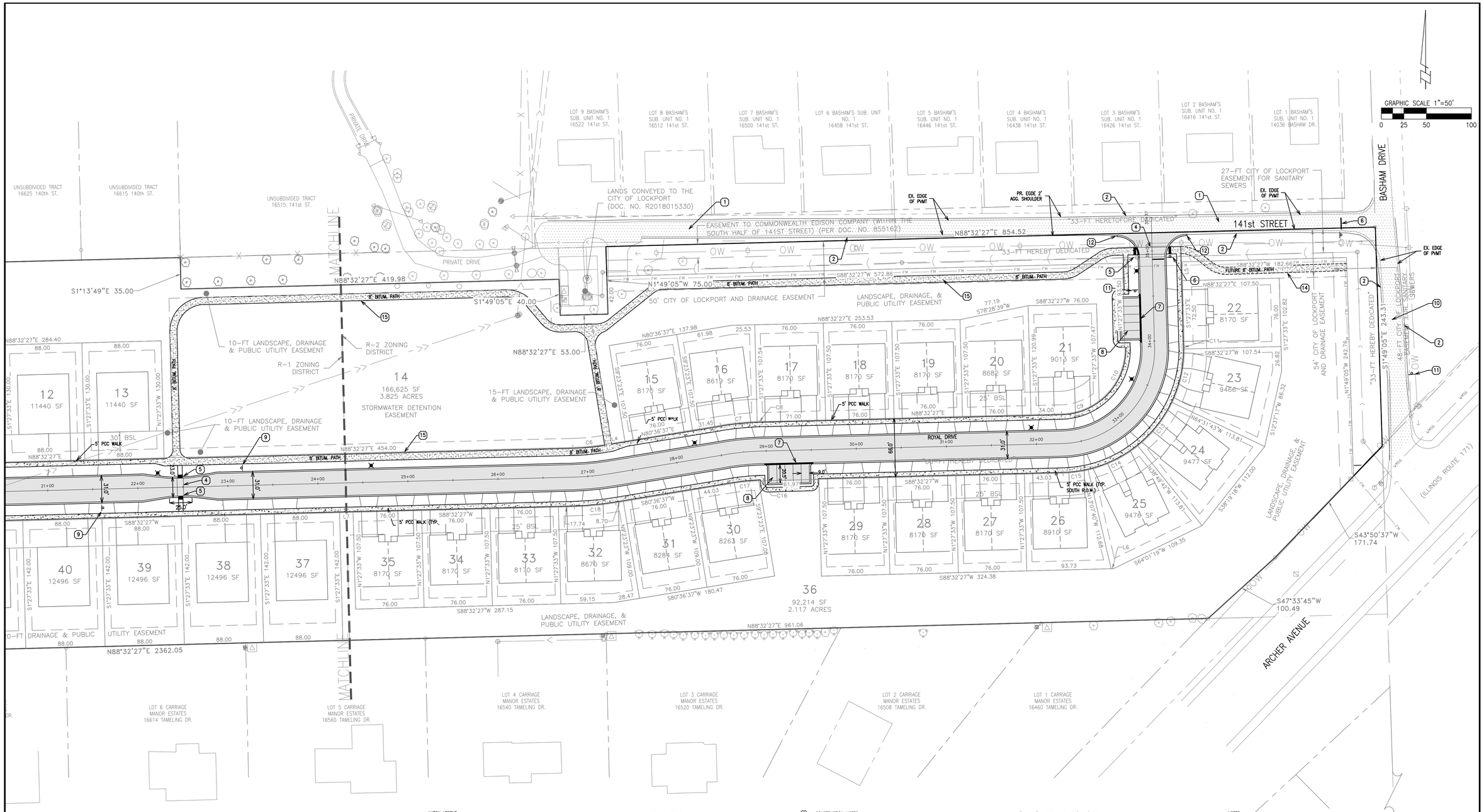
GEOMETRIC PLAN – 1

GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 22011
DATE: 6.04.26
DRAWN BY: SB
CHECKED BY: TC

SHEET NO. 5

P:\Projects\GJN22011\Engineering\DWG\22011 base.dwg
PlotDate: 9/29/2026 10:42 AM Layout: GEOMETRIC PLAN - 1



HATCH LEGEND:

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NO.	DATE	REVISION
0	06.26.26	INITIAL SUBMITTAL
1	08.06.26	CITY REVIEW #1
2	08.28.26	CITY REVIEW #2
3	09.14.26	CITY REVIEW #3
4	09.29.26	CITY REVIEW #4

ROYAL HIGHLANDS ESTATES
SWC BASHAM DR. & 141 ST.
LOCKPORT, IL

GEOMETRIC PLAN – 2

GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 22011
DATE: 6.04.26
DRAWN BY: SB
CHECKED BY: TC

SHEET NO. 6

P:\Projects\GIN\22011\Engineering\DWG\22011 basin.dwg
Plotted: 9/29/2026 10:42 AM, Layout: GEOMETRIC PLAN - 2

PLAT OF ZONING

(ROYAL HIGHLANDS ESTATES)

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

P.I.N. 16-05-06-308-002
16-05-06-308-033

200 0 200 400 600

Scale: 1" = 200'

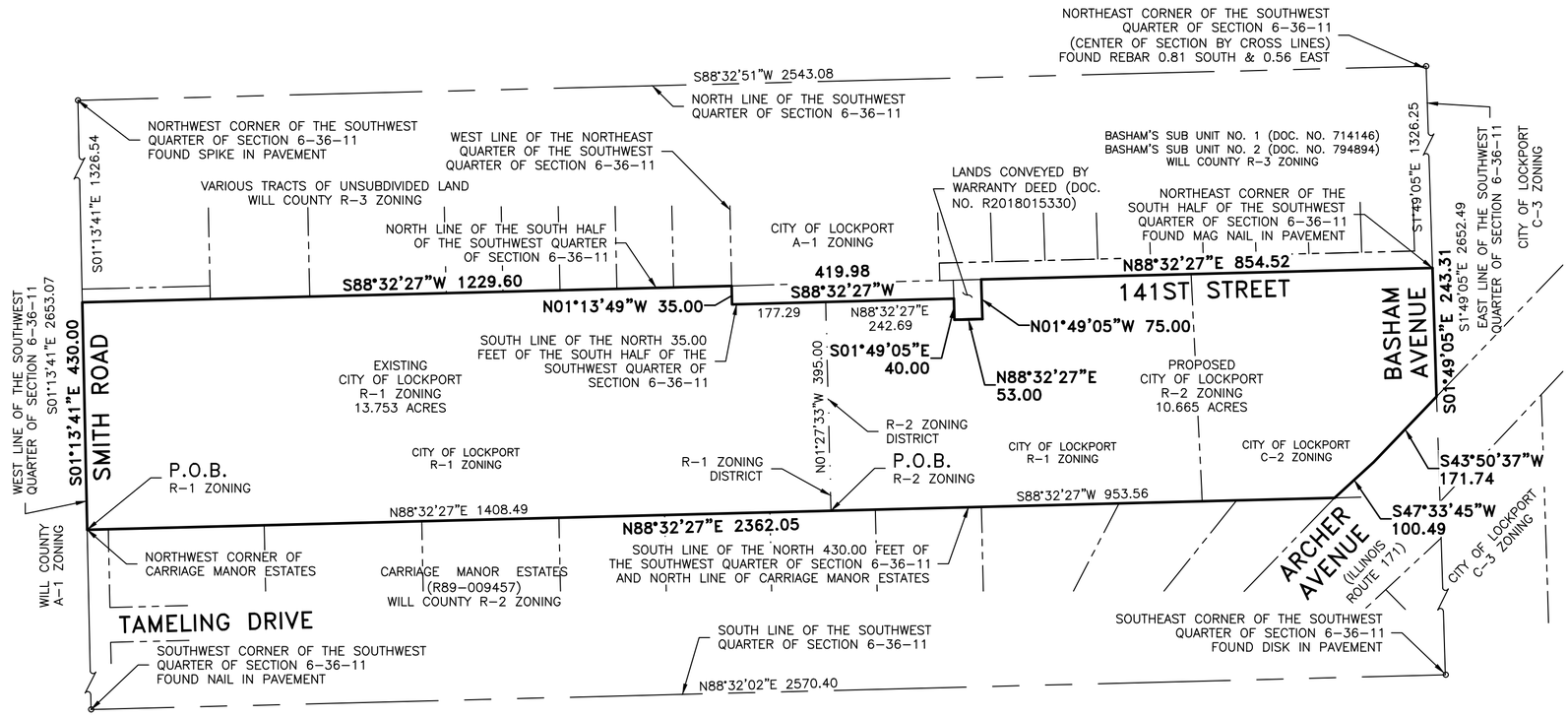
CITY OF LOCKPORT R-1 ZONING

THAT PART OF THE NORTH 430.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF CARRIAGE MANOR ESTATES, BEING A SUBDIVISION OF PART OF THE AFORESAID SOUTH HALF, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1989, AS DOCUMENT NUMBER R89-09457; THENCE NORTH 88 DEGREES 32 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 430.00 FEET ALSO BEING THE NORTH LINE OF SAID CARRIAGE MANOR ESTATES, A DISTANCE OF 1408.49 FEET; THENCE NORTH 01 DEGREES 27 MINUTES 33 SECONDS WEST 395.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 35.00 FEET OF THE SOUTH HALF OF AFORESAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 32 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LINE, 177.29 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 13 MINUTES 49 SECONDS WEST ALONG SAID WEST LINE, 35.00 FEET TO THE NORTH LINE OF AFORESAID SOUTH HALF; THENCE SOUTH 88 DEGREES 32 MINUTES 27 SECONDS WEST ALONG SAID NORTH LINE, 1229.60 FEET OT THE WEST LINE OF AFORESAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 13 MINUTES 41 SECONDS EAST ALONG SAID WEST LINE, 430.00 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 13.753 acres more or less.

CITY OF LOCKPORT R-2 ZONING

THAT PART OF THE NORTH 430.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF CARRIAGE MANOR ESTATES, BEING A SUBDIVISION OF PART OF THE AFORESAID SOUTH HALF, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1989, AS DOCUMENT NUMBER R89-09457; THENCE NORTH 88 DEGREES 32 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 430.00 FEET ALSO BEING THE NORTH LINE OF SAID CARRIAGE MANOR ESTATES, A DISTANCE OF 1408.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 27 MINUTES 33 SECONDS WEST 395.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 35.00 FEET OF THE SOUTH HALF OF AFORESAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 32 MINUTES 27 SECONDS EAST ALONG SAID SOUTH LINE, 242.69 FEET TO THE WEST LINE OF LANDS CONVEYED BY WARRANTY DEED TO THE CITY OF LOCKPORT BY DOCUMENT NUMBER R2018015330; THENCE SOUTH 01 DEGREES 49 MINUTES 05 SECONDS EAST ALONG SAID WEST LINE 40.00 FEET TO THE SOUTHWEST CORNER OF SAID WARRANTY DEED; THENCE NORTH 88 DEGREES 32 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF SAID WARRANTY DEED, 53.00 FEET TO THE SOUTHEAST CORNER OF SAID WARRANTY DEED; THENCE NORTH 01 DEGREES 49 MINUTES 05 SECONDS WEST ALONG THE EAST LINE OF SAID WARRANTY DEED, 75.00 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE AFORESAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 32 MINUTES 27 SECONDS EAST ALONG SAID NORTH LINE 854.52 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 49 MINUTES 05 SECONDS EAST ALONG SAID EAST LINE, 243.31 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF ARCHER AVENUE (ILLINOIS ROUTE 171) BY TRUSTEE'S DEED RECORDED MARCH 23, 1996, AS DOCUMENT NUMBER R96-21335; THENCE SOUTH 43 DEGREES 50 MINUTES 37 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 171.74 FEET; THENCE SOUTH 47 DEGREES 35 MINUTES 45 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 100.49 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID NORTH 430.00 FEET ALSO BEING THE NORTH LINE OF AFORESAID CARRIAGE MANOR ESTATES; THENCE SOUTH 88 DEGREES 32 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LINE, 953.56 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 10.665 acres more or less.

NOTE: THE R-2 ZONING DISTRICT IS MADE UP OF 4.062 ACRES OF PREVIOUSLY LOCKPORT C-2 ZONING DISTRICT PROPERTY AND 6.603 ACRES OF LOCKPORT R-1 ZONING DISTRICT PROPERTY.



STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF ZONING OVER THE ABOVE CAPTIONED LANDS AND THAT THIS IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS,

THIS 15th DAY OF September, 2026, A.D.

Christopher M Papesh

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
EXPIRATION DATE 11/30/2026
cpapesh@geotechincorp.com

PROFESSIONAL LAND SURVEYOR
CHRISTOPHER M. PAPESH
035-003369
CREST HILL, ILLINOIS
STATE OF ILLINOIS

GEOTECH INC.
CONSULTING ENGINEERS — LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT: RALLY HOMES		FIELD BOOK #:	
DRAWN BY: CP	DATE: 09.15.26	SCALE: 1"=200'	JOB NO. 22011

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

ROYAL HIGHLANDS ESTATES
OVERALL SITE PLAN

SITE DATA

LAND USE	GROSS LOTS	GROSS AREA	NET AVERAGE DENSITY	LOT SIZE
SINGLE FAMILY (R-1)	26	13.753 AC	1.89 L/A	12,115 SF
DUPLEX (R-2)	21	10.665 AC	1.97 L/A	8,511 SF
DUPLEX UNITS	42		3.94 U/A	
DETENTION/OPEN SPACE	4	8.144 AC (INCLUDED IN GROSS AREAS)		
TOTAL	51(68)	24.418 AC	2.79 U/A (68/24.418)	10,505 SF (47/493,740)

R-1 LOTS

PUBLIC STREET

R-1 LOTS (1-13 & 37-49)

FRONT YARD SETBACK	= 30 FEET
REAR YARD SETBACK	= 25 FEET
INTERIOR SIDE YARD	= 10 FEET
CORNER SIDE YARD	= 20 FEET
REAR YARD EASEMENT	= 10 FEET
SIDE YARD EASEMENT	= 7.5 FEET
FRONT YARD EASEMENT	= 10 FEET

ALL EASEMENTS ARE PUBLIC UTILITY & DRAINAGE EASEMENTS (PUDE)

R-2 LOTS

PUBLIC STREET

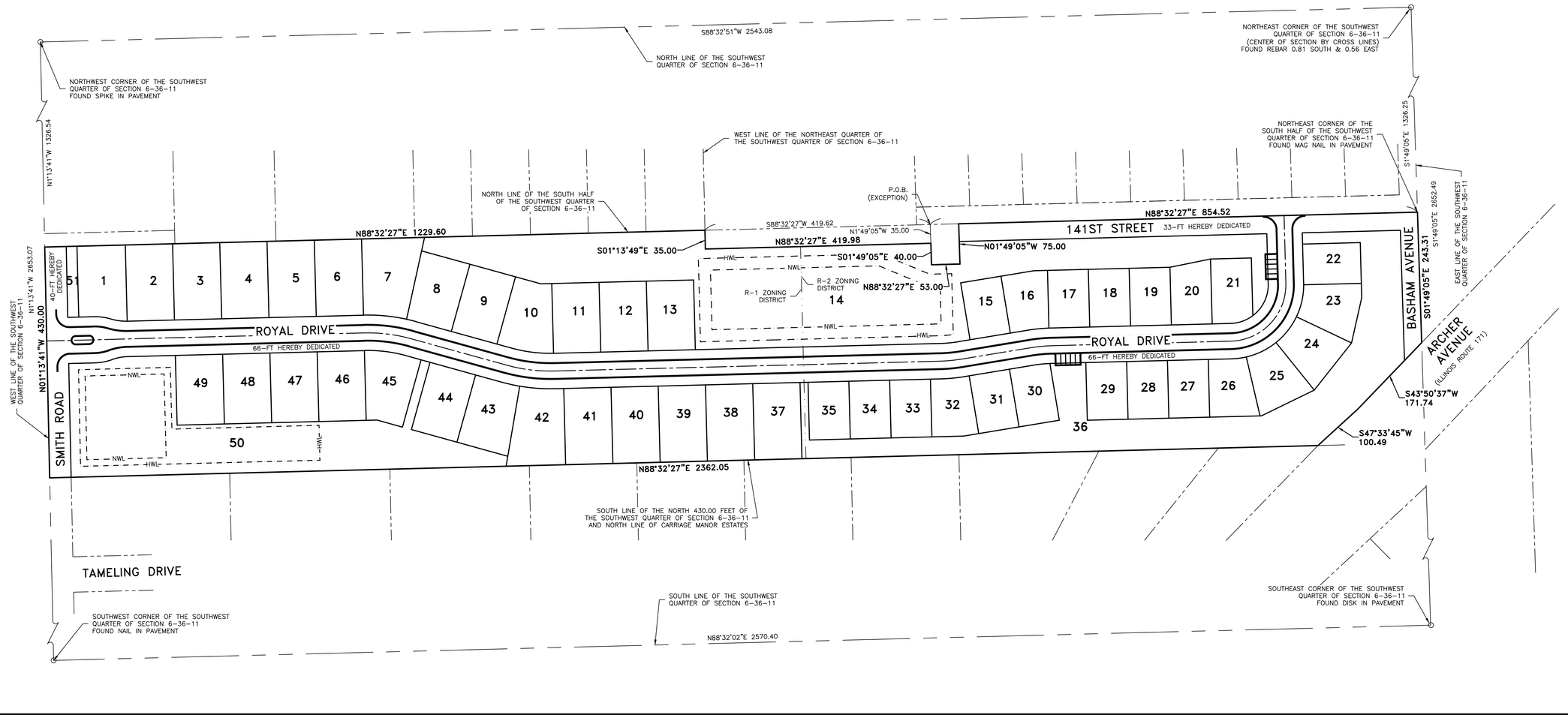
R-2 LOTS (15-35)

FRONT YARD SETBACK	= 25 FEET
REAR YARD SETBACK	= 10 FEET
INTERIOR SIDE YARD (MIN. 15 FEET BETWEEN BUILDINGS)	= 6 FEET
CORNER SIDE YARD	= 20 FEET
REAR YARD EASEMENT	= 10 FEET
SIDE YARD EASEMENT	= 6 FEET
FRONT YARD EASEMENT	= 10 FEET

ALL EASEMENTS ARE PUBLIC UTILITY & DRAINAGE EASEMENTS (PUDE).

100 0 100 200 300

Scale: 1" = 100'



DATE BY REVISION

DRAWN BY: CP
CHECKED BY: TC

JOB # GJN22011
DATE: 08/01/2026

ROYAL HIGHLANDS ESTATES
OVERALL SITE PLAN

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

GJN22011

Royal Highlands Planned Development Findings of Fact – Adopted by Lockport Plan and Zoning Commission on September 9, 2026

A Planned Development is granted through the issuance of a special use permit which is authorized by the City Council upon recommendation from the Plan and Zoning Commission. A public hearing and public notifications are required for a special use permit. All required notifications have been completed. The planned development process is intended to encourage improved design in the development of land by providing relief from traditional zoning requirements designed for conventional development, but which may not facilitate desirable unconventional development, and to establish standards and procedures for the issuance of a special use permit for a planned development.

Standard: The proposed building or use at the particular location requested is necessary or desirable to provide a service or a facility in the public interest, and will contribute to the general welfare of the neighborhood or community.
Finding: *Royal Highlands offers homeownership opportunities on larger plots of land than typically seen within the City. The property is surrounded by lower-density, estate-size-single-family homes to the north and south. The west side of the development is farmland. The style of homes and lot sizes will blend with existing homes in the area, while providing significant landscape buffering to maintain privacy for the houses along Tameling Drive. As the City has seen with recent developments like Silo Bend, Clover Ridge, Oak Valley, and Sadie Ridge, demand for homes in Lockport remains high.*

Standard: The proposed building or use will not have a substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare.
Finding: *Staff finds that the development will not have a substantial adverse effect on the adjacent properties, given it is the same use as the properties to the north and south – single-family residential. The lots are larger, complementing existing property conditions as well. The developer will provide connections to City utilities with new infrastructure. A traffic analysis dated June 26, 2026, was provided to the City for review. Based on the average daily traffic of 12,600 vehicles for Archer Avenue, the projected traffic from the new development is not anticipated to have a significant impact on the existing roadway. The development will have two access points (Smith Road and Basham Drive) to Archer Avenue that are approximately two-thirds of a mile apart. Both intersections provide a left turn from Archer Avenue and provide adequate access to the site. Smith Road has significantly less traffic than Archer Avenue and is bordered by older unincorporated estate-size-single-family residences. With the relatively light existing traffic, the proposed entrance to Smith Road should not experience any difficulties for vehicles entering or leaving the development.*

Standard: The proposed building or use will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations.

Finding: *Royal Highlands will be a residential development. The neighboring properties are residential in unincorporated Lockport. This new development will fit in with existing land uses of surrounding properties.*

Standard: In what respects the proposed plan is or is not consistent with the stated purpose of the planned development regulations.
Finding: *Per the Municipal Code, the purpose of the Planned Development special use is to provide for an orderly arrangement of compatible buildings and land uses, and for the proper location of all types of uses affording for the social and economic welfare of the city. For Royal Highlands, the land plan follows the applicable site planning components of the City's Design Guidelines including, but not limited to:*

- *Entry features consistent with the aesthetic of the new neighborhood*
- *Multiple entrances to assist in dispersing traffic*
- *Multi-use path throughout the community*
- *Naturalized detention areas*
- *Landscaped buffer areas*
- *Coordination of architectural styles of buildings*

Standard: The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk and use; and the reasons why such departures are or are not in the public interest.
Finding: *The developer is only requesting to reduce corner side yard setbacks from 25ft to 20ft. Since the minimum lot sizes for Royal Highlands exceed the minimum lot sizes in City Code, the effect of a reduced corner side yard will have little to no impact within the development.*

Standard: The extent to which the proposed plan meets the requirements and standards of the planned development regulations.
Findings: *These four standards, found in Section 156.145 of the Municipal Code, outline the intent of creating innovative design in the development of land. They include:*
Modifications from district regulations – the plan includes minimal modifications to the regulations, only requesting to reduce the corner side yards from 25ft to 20ft.
Design Standards - The City's Appendix B Design Guidelines are being followed closely inclusive of the seven items listed under the 'Purpose' standard above. Related to Appendix A Exterior Building Material standards, City staff has worked with the applicant to balance market expectations and demand, materials, price points, and architectural style into the detached and attached single-family elevations.
Standards for Open Space – All open space will be conveyed to the Homeowner's Association for long-term maintenance and ownership. An 8' multi-use path will run along Royal Drive, with circulation around the northern detention basin.
Signs – The neighborhood entry monuments all have consistent branding and appearance as required in the Zoning Code.

Standard: The physical design of the proposed planned development, and the manner in which the design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated planned open space and schools, and further the amenities of light and air, recreation and visual enjoyment.
Finding: *Public services and utilities are located near the site for the developer to extend service and make a connection. Open space and recreation have been thoroughly discussed under other standards. The property is located within Lockport Township High School District 205 and Will County School District 92.*

Standard: The compatibility of the proposed planned development with the adjacent properties and neighborhood.
Finding: *As previously noted, the site is situated in the middle of existing residential developments within Will County. Additional residential units will fit within the surrounding area. Landscape buffering will also help existing residents maintain the level of privacy they previously enjoyed on their properties while the site was vacant farmland.*

Standard: The desirability of the proposed planned development to the physical development and economic well-being of the entire community.
Finding: *The site is currently zoned for R-1 Single-Family Residential and C-2 Community Commercial. The developer wishes to remove the C-2 zoning designation. The developer will then maintain R-1 zoning and add R-2 zoning. The existing zoning districts will have the boundaries altered to accommodate the design of the development. Demand for detached and attached single-family housing in the City of Lockport remains high.*

Standard: The proposed development plan's conformity with the recommendations of the comprehensive plan of the city.
Finding: *As noted previously, the proposed plan is consistent with the Comprehensive Plan.*

City Council
Agenda Memorandum

Item #CD-2

To: **City Council**

From: **Lance Thies, Director of Community and Economic Development**

Subject: **Resolution No. 26-111 Approving Preliminary Development Plan/Final Plat of Subdivision for the Development Generally Located South of 141st Street, Between Smith Road and Basham Drive (Royal Highlands)**

Date: **October 21, 2026**

BACKGROUND/HISTORY

The complete history of this action is fully spelled out in the Special Use Staff Report from Community and Economic Development.

PROS/CONS/ALTERNATIVES

RECOMMENDATION

SPECIFIC CITY COUNCIL ACTION REQUIRED

ATTACHMENTS:

Resolution No. 26-111 Approving Preliminary Development Plan/Final Plat of Subdivision for the Development Generally Located South of 141st Street, Between Smith Road and Basham Drive (Royal Highlands)
Exhibit A - Legal Decriptions
Exhibit B - Zoning Exhibit
Exhibit C - Final Development Plan
Exhibit D - Architectural Renderings
Exhibit E - Final Plat
Exhibit F - Final Landscape Plan
Exhibit G - Engineering
Exbibit H - Monument Sign

Resolution No.: 26-111

A RESOLUTION APPROVING PRELIMINARY DEVELOPMENT PLAN/FINAL PLATS OF SUBDIVISION FOR THE DEVELOPMENT GENERALLY LOCATED SOUTH OF 141ST STREET, BETWEEN SMITH ROAD AND BASHAM DRIVE (ROYAL HIGHLANDS)

RESOLUTION NO.: 26-111

A RESOLUTION APPROVING PRELIMINARY DEVELOPMENT PLAN/FINAL PLATS OF SUBDIVISION FOR THE DEVELOPMENT GENERALLY LOCATED SOUTH OF 141ST STREET, BETWEEN SMITH ROAD AND BASHAM DRIVE (ROYAL HIGHLANDS)

WHEREAS, Rally Homes is the contract purchaser of +/- 24 acres (the "Property") located south of 141st Street, Between Smith Road and Basham Drive, consisting of PINs 16-05-06-308-033 and 16-05-06-308-002 and legally described on **Exhibit A** attached hereto and incorporated herein;

WHEREAS, the subject property is zoned R-1 and C-2 and is impressed with a Special Use Permit for a Planned Development pursuant to the Lockport Zoning Ordinance; the Special Use Permit for a Planned Development and zoning is being amended with this request as depicted in **Exhibit B**, the Zoning Exhibit, and;

WHEREAS, Royal Highlands will be subdivided into a 68-unit development comprised of 26 single-family detached units, 42 single-family attached units, and +/- 8 acres of outlots for recreation and stormwater management, which are to be owned and managed by a homeowner's association, as depicted on the Final Development Plan, **Exhibit C,** attached hereto and incorporated herein; and

WHEREAS, the City of Lockport Plan & Zoning Commission reviewed the Final Development Plans/Plats, inclusive of the following:

1. Architectural Renderings, submitted by Rally Homes, and attached hereto as **Exhibit D**
2. Final Plat of Subdivision, dated 4/27/2026, submitted by Geotech Inc., and attached hereto as **Exhibit E**
3. Final Landscape Plans, dated 6/26/2026, submitted by Heritage Oak Studios, LLC, and attached hereto as **Exhibit F**
4. Final Engineering Plans, dated 9/29/2026, submitted by Geotech Inc., and attached hereto as **Exhibit G**
5. Monument sign, submitted by Rally Homes, and attached hereto as **Exhibit H**

for the proposed residential development at their regular meeting on September 9, 2026, and by a 6-0 vote recommended approval;

NOW, THEREFORE, be it resolved by the Mayor and City Council of the City of Lockport, Will County, Illinois, As follows:

SECTION ONE:

The City Council of the City of Lockport approves the following Final Development Plans:

1. Architectural Renderings, submitted by Rally Homes, and attached hereto as **Exhibit D**
2. Final Plat of Subdivision, dated 4/27/2026, submitted by Geotech Inc., and attached hereto as **Exhibit E**
3. Planned Development Site Plan, dated 8/1/2026, submitted by Geotech Inc., and attached hereto as **Exhibit F**
4. Final Landscape Plans, dated 6/26/2026, submitted by Heritage Oak Studios, LLC
5. Final Engineering Plans, dated 9/29/2026, submitted by Geotech Inc., and attached hereto as **Exhibit G**
6. Monument sign, submitted by Rally Homes, and attached hereto as **Exhibit H**

SECTION TWO: The Mayor and City Clerk are authorized and directed to sign any necessary documents in furtherance of this Resolution.

SECTION THREE: A certified copy of this Resolution shall be on file with the Office of the City Clerk attached to a copy of the approved Preliminary/Final Development Plans and Preliminary/Final Subdivision Plat.

SECTION FOUR: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED this _____ day of _____, 2026, with

_____ALDERMEN voting aye _____ALDERMEN abstaining

_____ALDERMEN voting nay _____ALDERMEN absent

the MAYOR voting aye _____, voting nay _____, not voting _____

_____ KING _____PUGH _____ LIF _____GILLOGLY

_____BERGBOWER _____DESKIN _____BARTELSEN _____CARDAMONE

_____MAYOR ATTEST:

Steven Streit, Mayor	Kathleen Gentile, City Clerk

CITY OF LOCKPORT R-1 ZONING
THAT PART OF THE NORTH 430.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF CARRIAGE MANOR ESTATES, BEING A SUBDIVISION OF PART OF THE AFORESAID SOUTH HALF, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1989, AS DOCUMENT NUMBER R89-09457; THENCE NORTH 88 DEGREES 32 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 430.00 FEET ALSO BEING THE NORTH LINE OF SAID CARRIAGE MANOR ESTATES, A DISTANCE OF 1408.49 FEET; THENCE NORTH 01 DEGREES 27 MINUTES 33 SECONDS WEST 395.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 35.00 FEET OF THE SOUTH HALF OF AFORESAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 32 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LINE, 177.29 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 13 MINUTES 49 SECONDS WEST ALONG SAID WEST LINE, 35.00 FEET TO THE NORTH LINE OF AFORESAID SOUTH HALF; THENCE SOUTH 88 DEGREES 32 MINUTES 27 SECONDS WEST ALONG SAID NORTH LINE, 1229.60 FEET OT THE WEST LINE OF AFORESAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 13 MINUTES 41 SECONDS EAST ALONG SAID WEST LINE, 430.00 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 13.753 acres more or less.

CITY OF LOCKPORT R-2 ZONING
THAT PART OF THE NORTH 430.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF CARRIAGE MANOR ESTATES, BEING A SUBDIVISION OF PART OF THE AFORESAID SOUTH HALF, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1989, AS DOCUMENT NUMBER R89-09457; THENCE NORTH 88 DEGREES 32 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 430.00 FEET ALSO BEING THE NORTH LINE OF SAID CARRIAGE MANOR ESTATES, A DISTANCE OF 1408.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 27 MINUTES 33 SECONDS WEST 395.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 35.00 FEET OF THE SOUTH HALF OF AFORESAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 32 MINUTES 27 SECONDS EAST ALONG SAID SOUTH LINE, 242.69 FEET TO THE WEST LINE OF LANDS CONVEYED BY WARRANTY DEED TO THE CITY OF LOCKPORT BY DOCUMENT NUMBER R2018015330; THENCE SOUTH 01 DEGREES 49 MINUTES 05 SECONDS EAST ALONG SAID WEST LINE 40.00 FEET TO THE SOUTHWEST CORNER OF SAID WARRANTY DEED; THENCE NORTH 88 DEGREES 32 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF SAID WARRANTY DEED, 53.00 FEET TO THE SOUTHEAST CORNER OF SAID WARRANTY DEED; THENCE NORTH 01 DEGREES 49 MINUTES 05 SECONDS WEST ALONG THE EAST LINE OF SAID WARRANTY DEED, 75.00 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE AFORESAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 32 MINUTES 27 SECONDS EAST ALONG SAID NORTH LINE 854.52 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 49 MINUTES 05 SECONDS EAST ALONG SAID EAST LINE, 243.31 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF ARCHER AVENUE (ILLINOIS ROUTE 171) BY TRUSTEE'S DEED RECORDED MARCH 23, 1996, AS DOCUMENT NUMBER R96-21335; THENCE SOUTH 43 DEGREES 50 MINUTES 37 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 171.74 FEET; THENCE SOUTH 47 DEGREES

35 MINUTES 45 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 100.49 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID NORTH 430.00 FEET ALSO BEING THE NORTH LINE OF AFORESAID CARRIAGE MANOR ESTATES; THENCE SOUTH 88 DEGREES 32 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LINE, 953.56 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 10.665 acres more or less.

NOTE: THE R-2 ZONING DISTRICT IS MADE UP OF 4.062 ACRES OF PREVIOUSLY LOCKPORT C-2 ZONING DISTRICT PROPERTY AND 6.603 ACRES OF LOCKPORT R-1 ZONING DISTRICT PROPERTY.

PLAT OF ZONING

(ROYAL HIGHLANDS ESTATES)

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

P.I.N. 16-05-06-308-002
16-05-06-308-033

200 0 200 400 600

Scale: 1" = 200'

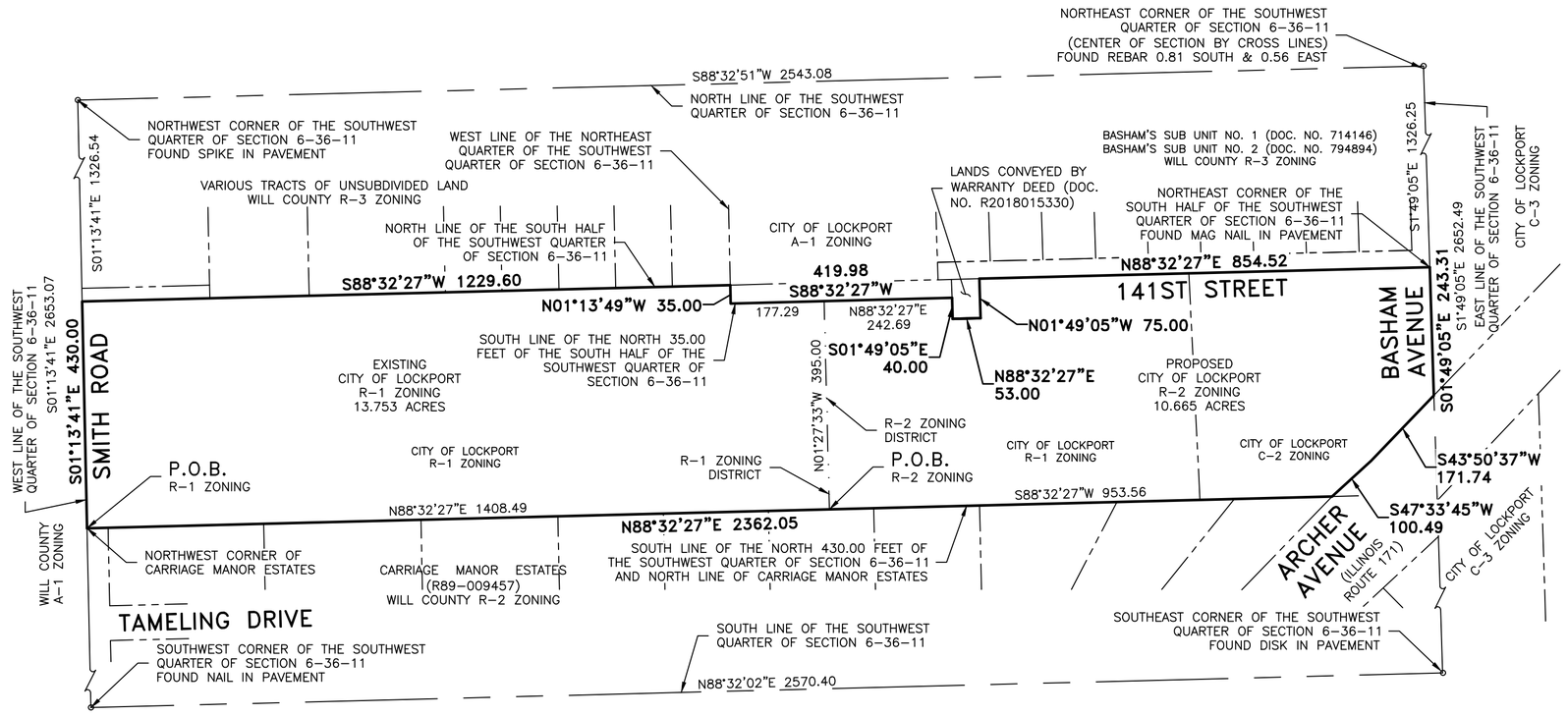
CITY OF LOCKPORT R-1 ZONING

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CITY OF LOCKPORT R-2 ZONING

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STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF ZONING OVER THE ABOVE CAPTIONED LANDS AND THAT THIS IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS,

THIS 15th DAY OF September, 2026, A.D.

Christopher M Papesh

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
EXPIRATION DATE 11/30/2026
cpapesh@geotechincorp.com

PROFESSIONAL LAND SURVEYOR
CHRISTOPHER M. PAPESH
035-003369
CREST HILL, ILLINOIS
STATE OF ILLINOIS

GEOTECH INC.
CONSULTING ENGINEERS — LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT: RALLY HOMES		FIELD BOOK #:	
DRAWN BY: CP	DATE: 09.15.26	SCALE: 1"=200'	JOB NO. 22011

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

ROYAL HIGHLANDS ESTATES
OVERALL SITE PLAN

SITE DATA

LAND USE	GROSS LOTS	GROSS AREA	NET AVERAGE DENSITY	LOT SIZE
SINGLE FAMILY (R-1)	26	13.753 AC	1.89 L/A	12,115 SF
DUPLEX (R-2)	21	10.665 AC	1.97 L/A	8,511 SF
DUPLEX UNITS	42		3.94 U/A	
DETENTION/OPEN SPACE	4	8.144 AC (INCLUDED IN GROSS AREAS)		
TOTAL	51(68)	24.418 AC	2.79 U/A (68/24.418)	10,505 SF (47/493,740)

R-1 LOTS

PUBLIC STREET

R-1 LOTS (1-13 & 37-49)

FRONT YARD SETBACK	= 30 FEET
REAR YARD SETBACK	= 25 FEET
INTERIOR SIDE YARD	= 10 FEET
CORNER SIDE YARD	= 20 FEET
REAR YARD EASEMENT	= 10 FEET
SIDE YARD EASEMENT	= 7.5 FEET
FRONT YARD EASEMENT	= 10 FEET

ALL EASEMENTS ARE PUBLIC UTILITY & DRAINAGE EASEMENTS (PUDE)

R-2 LOTS

PUBLIC STREET

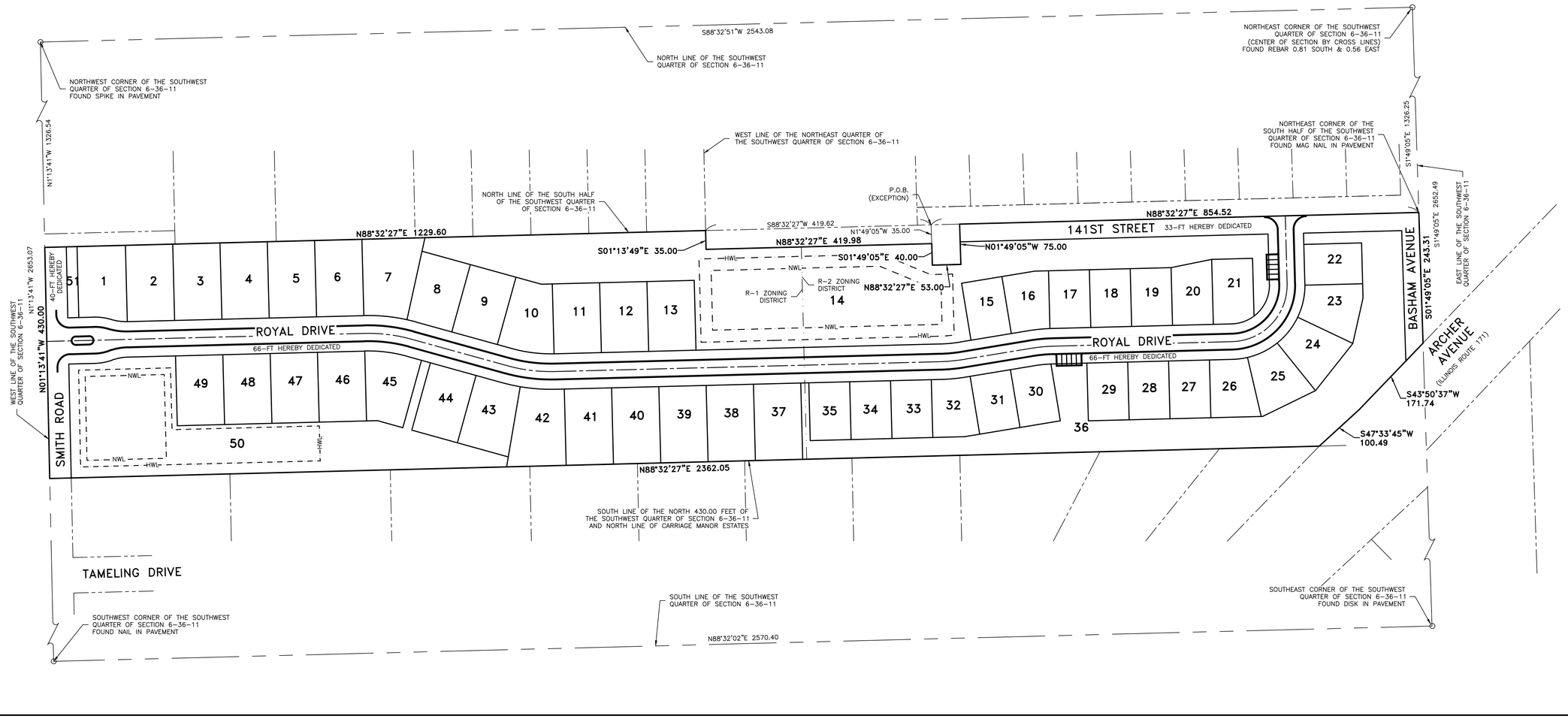
R-2 LOTS (15-35)

FRONT YARD SETBACK	= 25 FEET
REAR YARD SETBACK	= 10 FEET
INTERIOR SIDE YARD (MIN. 15 FEET BETWEEN BUILDINGS)	= 6 FEET
CORNER SIDE YARD	= 20 FEET
REAR YARD EASEMENT	= 10 FEET
SIDE YARD EASEMENT	= 6 FEET
FRONT YARD EASEMENT	= 10 FEET

ALL EASEMENTS ARE PUBLIC UTILITY & DRAINAGE EASEMENTS (PUDE).

100 0 100 200 300

Scale: 1" = 100'



DATE BY REVISION

DRAWN BY: CP
CHECKED BY: TC

JOB # GJN22011
DATE: 08/01/2026

ROYAL HIGHLANDS ESTATES
OVERALL SITE PLAN

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

GJN22011

Royal Highland Estates:

By Rally Homes

Exterior Colors and Materials

The exterior color selections for the Duplexes have not yet been finalized. However, Duplex's will utilize a uniform color scheme, with individual buyers not permitted to select alternative exterior colors. This approach is intended to maintain a cohesive and consistent appearance throughout the community.

For the single-family homes, buyers will be permitted to select exterior colors from a predetermined selection established by our sales team. These selections will be limited to approved color combinations to ensure a consistent and aesthetically pleasing appearance throughout the community.

Roofing:
The majority of the roofing will consist of GAF Timberline HDZ architectural asphalt shingles. Certain homes will incorporate metal roofing accents where indicated on the plans. All metal roofing accents will be black.

For the Duplex's, the architectural asphalt shingles will be Charcoal (black). Single-family homeowners will be permitted to select from a predetermined selection of approved shingle colors.

Siding and Exterior Finishes:
The homes will not utilize stucco. The siding on the duplexes will remain consistent within each individual duplex, while the single-family homes will offer homebuyers a selection of four elevations, with each elevation providing progressively greater levels of exterior architectural detailing and finishes. Elevation A, which features the least amount of exterior detailing, is infrequently selected by homebuyers. The proposed exterior siding will consist of 0.044-inch vinyl siding, complemented by stone accents in the locations shown on the approved plans. There are options to upgrade to LP siding.

Windows and Trim:
All windows will feature approximately 4-inch exterior trim to provide a finished and consistent appearance.

Porches, Posts, and Columns:
Front porch posts and/or columns will be incorporated as shown on the plans and will complement the overall architectural design of each home.

All exterior colors and materials will be selected and coordinated to provide a cohesive, attractive, and consistent appearance throughout the community while allowing for appropriate variation among the single-family homes.

NOTES ABOUT Through lots and Corner lots:

- For the second requirement. Lot 1 will be a single-family house with the buyer able to choice from any of the single families that offers the angle bay window, which we will then make a forced option on the house to meet the side house requirement.
- For the rest of the listed they are all duplexes. We meet the requirements with the standard house already. For through lots we have the minimum of a 1' bump out in the back on all duplexes, and for the two extra corner lots we have the plan that has the standard side bay window bump out.



UNIT #2

BAY WINDOW TO MEET REQUIREMENTS OF CORNER SIDE LOT CALLED OUT ON PAGE 13 OF THE DESIGN GUIDELINES.

RIGHT SIDE ELEVATION

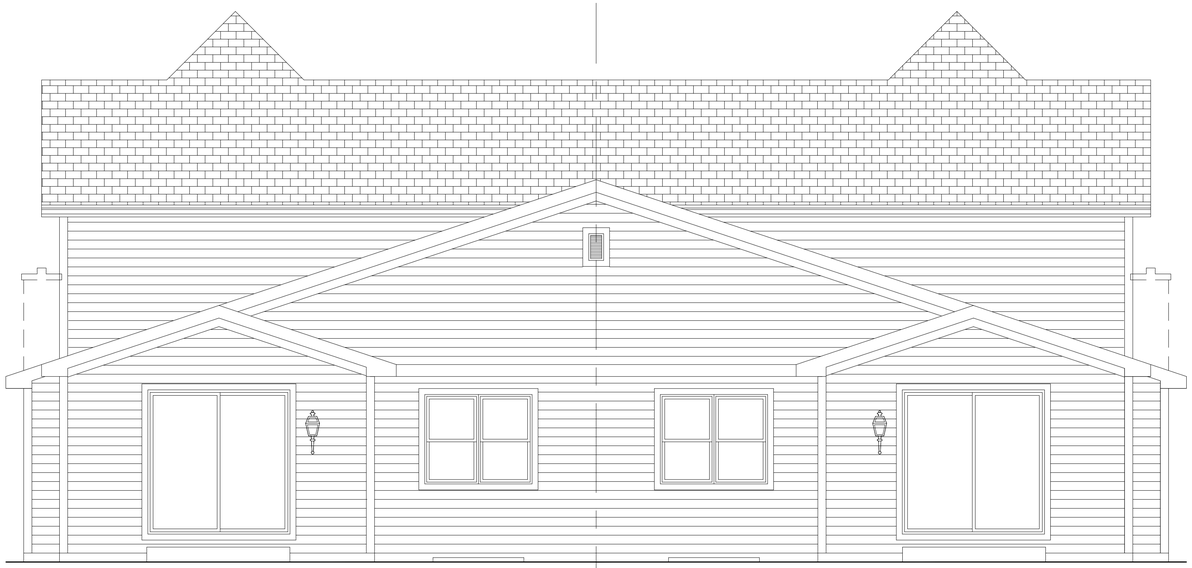
This is an artist's rendering for illustrative purposes only and subject to change.



UNIT #1 UNIT #2

FRONT ELEVATION

This is an artist's rendering for illustrative purposes only and subject to change.

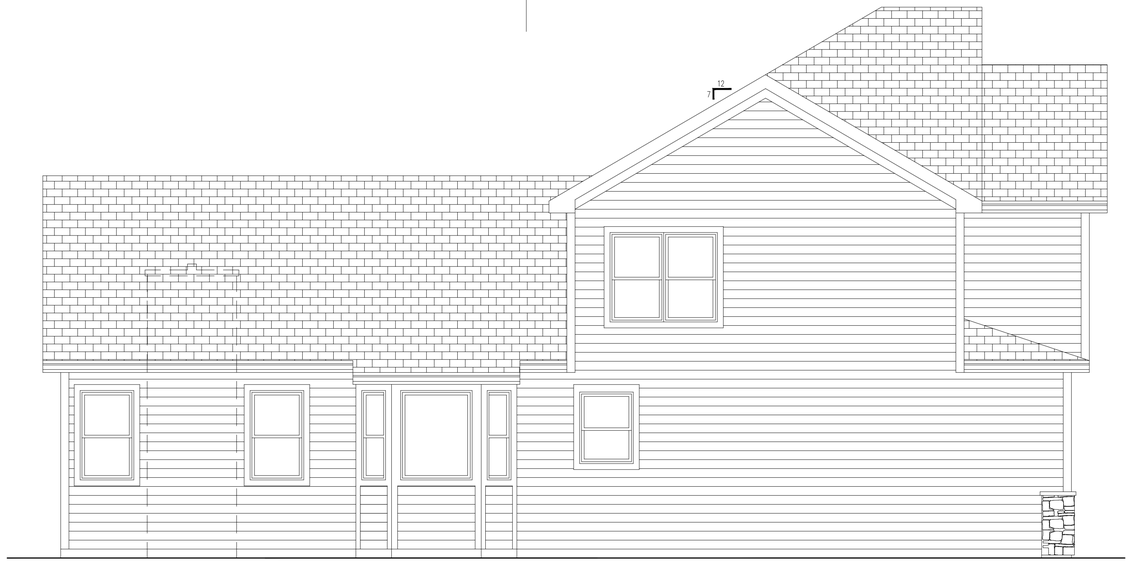


UNIT #2 UNIT #1

REAR ELEVATION

This is an artist's rendering for illustrative purposes only and subject to change.

CHANGE OF PLANE WHERE THE PLANES DIFFERED BY AT LEAST 1'-0" TO MEET REQUIREMENT FOR THROUGH LOT CALLED OUT ON PAGE 13 OF DESIGN GUIDELINE.



UNIT #1

BAY WINDOW TO MEET REQUIREMENTS OF CORNER SIDE LOT CALLED OUT ON PAGE 13 OF THE DESIGN GUIDELINES.

LEFT SIDE ELEVATION

This is an artist's rendering for illustrative purposes only and subject to change.

ELEVATION PLANS

ARCHITECTS STAMP

1110 JORIE BLVD.
SUITE 138
OAKBROOK, ILLINOIS 60123
(630) 613-2700

RALLY HOMES

PLAN #1843

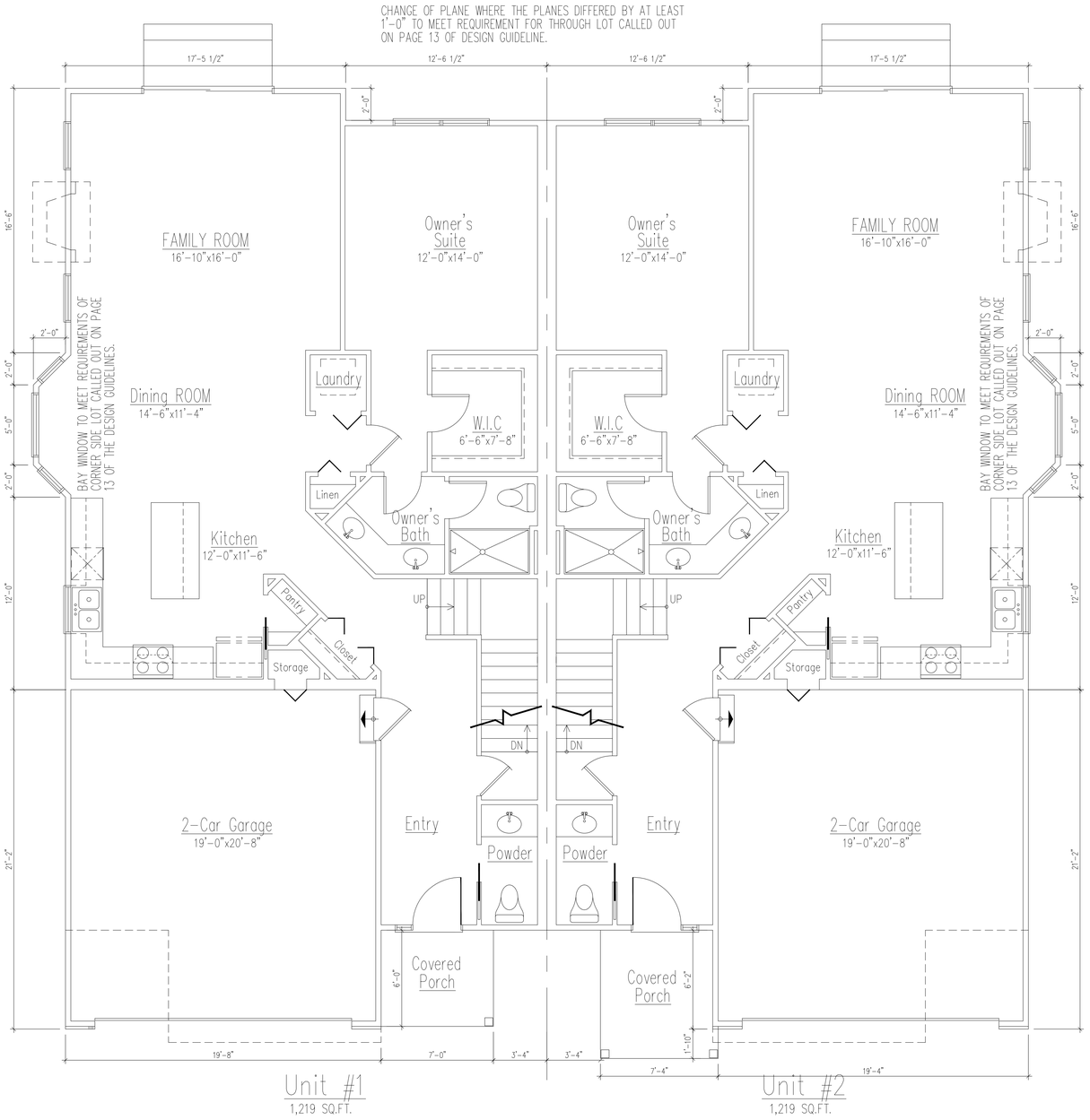
DESCRIPTION	DATE	DWG. BY
PROPOSED PLANS FOR REVIEW	12/1/25	TG

PROJECT
Plan 1834
Royal Highland Estates
LOT #
Lockport ILLINOIS

SHEET
A.2 OF 2

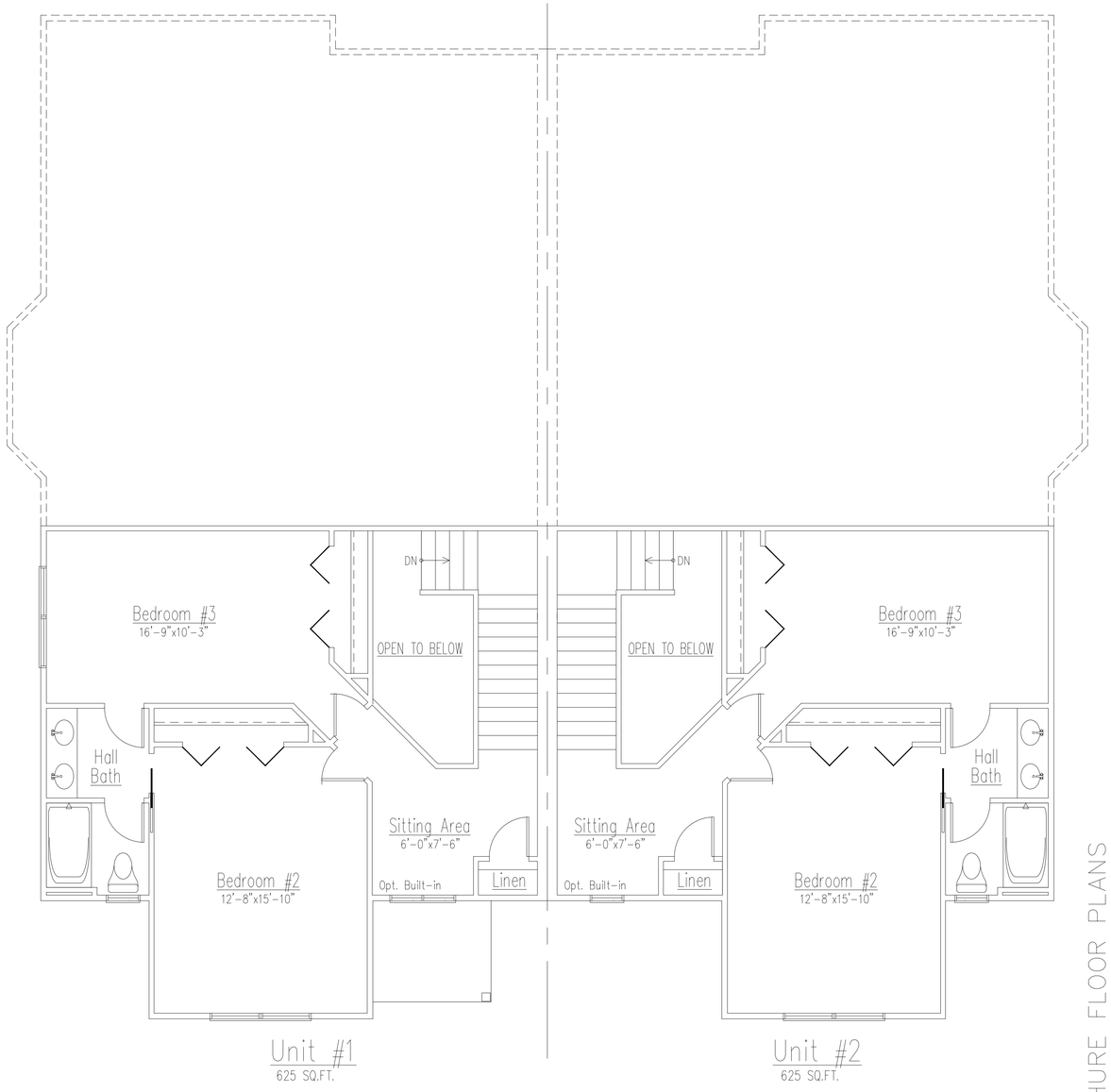
PRINT DATE
8/29/2026

P.C.R



BUILDING 1st FLOOR BROCHURE PLAN

This is an artist's rendering for illustrative purposes only and subject to change.



BUILDING 2nd FLOOR BROCHURE PLAN

This is an artist's rendering for illustrative purposes only and subject to change.

BROCHURE FLOOR PLANS

UNIT 1	
MAIN LEVEL	1,218.5 sq ft.
SECOND LEVEL	624.5 sq. ft.
TOTAL FINISHED	1,843 sq. ft.
GARAGE	415 sq ft.
COVERED PORCH	42 sq ft.

UNIT 2	
MAIN LEVEL	1,218.5 sq ft.
SECOND LEVEL	624.5 sq. ft.
TOTAL FINISHED	1,843 sq. ft.
GARAGE	415 sq ft.
COVERED PORCH	56 sq ft.

1110 JORIE BLVD.
SUITE 138
OAKBROOK, ILLINOIS 60123
(630) 613-2700
RALLY HOMES

ARCHITECTS STAMP

PLAN #1843

DESCRIPTION	DATE	DWG. BY
PROPOSED PLANS FOR REVIEW	12/1/25	TC

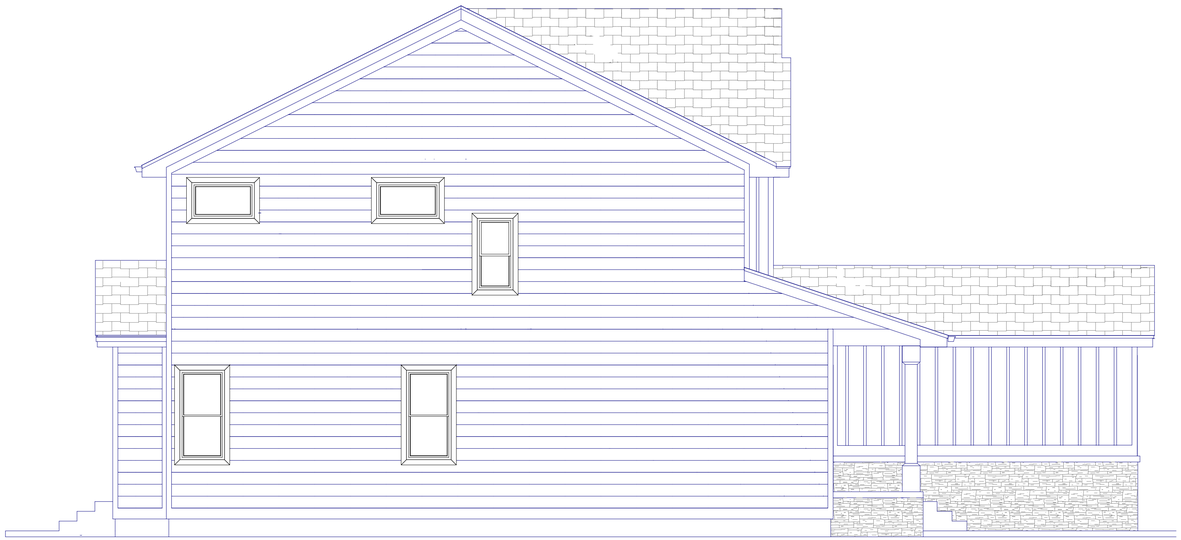
PROJECT
Plan 1834
Royal Highland Estates
LOT #
Lockport ILLINOIS

SHEET A.1 OF 2

PRINT DATE 8/29/2026

P.C.R.





UNIT 1

LEFT SIDE ELEVATION

This is an artist's rendering for illustrative purposes only and subject to change.



UNIT 1 UNIT 2

FRONT ELEVATION

This is an artist's rendering for illustrative purposes only and subject to change.



UNIT 2 UNIT 1

REAR ELEVATION

This is an artist's rendering for illustrative purposes only and subject to change.



UNIT 2

RIGHT SIDE ELEVATION

This is an artist's rendering for illustrative purposes only and subject to change.

BROCHURE PLANS

1110 JORIE BLVD.
SUITE 138
OAKBROOK, ILLINOIS 60123
(630) 613-2700

RALLY HOMES

DESCRIPTION	DATE	DWG. BY
1		
2		
3		

PROJECT

PLAN 3035

LOT #

Lockport ILLINOIS

SHEET A.1 OF 1

PRINT DATE 8/26/2026

P.C.R.

CHANGE OF PLANE WHERE THE PLANES DIFFERED BY AT LEAST 1'-0" TO MEET REQUIREMENT FOR THROUGH LOT CALLED OUT ON PAGE 13 OF DESIGN GUIDELINE.

WINDOWS TO MEET REQUIREMENTS OF CORNER SIDE LOT CALLED OUT ON PAGE 13 OF THE DESIGN GUIDELINES.



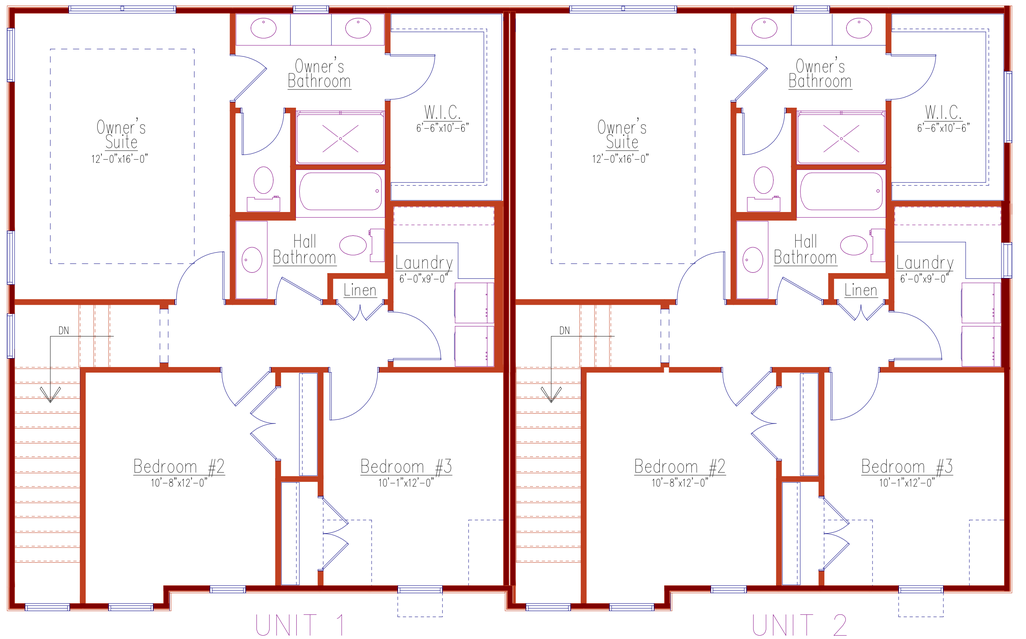
UNIT 1
STANDARD FLOOR PLAN

UNIT 2
OPTIONAL BEDROOM / FULL BATH

Main level brochure floor plan

This is an artists rendering for illustrative purposes only and is subject to change.

WINDOWS TO MEET REQUIREMENTS OF CORNER SIDE LOT CALLED OUT ON PAGE 13 OF THE DESIGN GUIDELINES.



UNIT 1

UNIT 2

Upper level brochure floor plan

This is an artists rendering for illustrative purposes only and is subject to change.

WINDOWS TO MEET REQUIREMENTS OF CORNER SIDE LOT CALLED OUT ON PAGE 13 OF THE DESIGN GUIDELINES.

BROCHURE PLANS

1110 JORIE BLVD.
SUITE 138
OAKBROOK, ILLINOIS 60123
(630) 613-2700

RALLY HOMES

DESCRIPTION	DATE	DWG. BY
3		
2		
1		

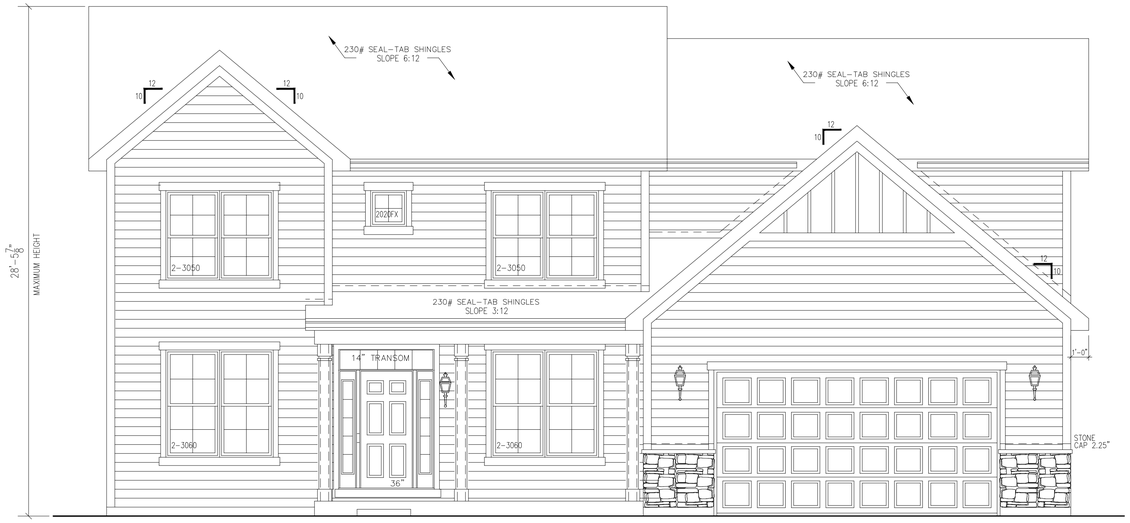
PROJECT
PLAN 3035
LOT #
Lockport ILLINOIS

SHEET A.1 OF 1

PRINT DATE 8/26/2026

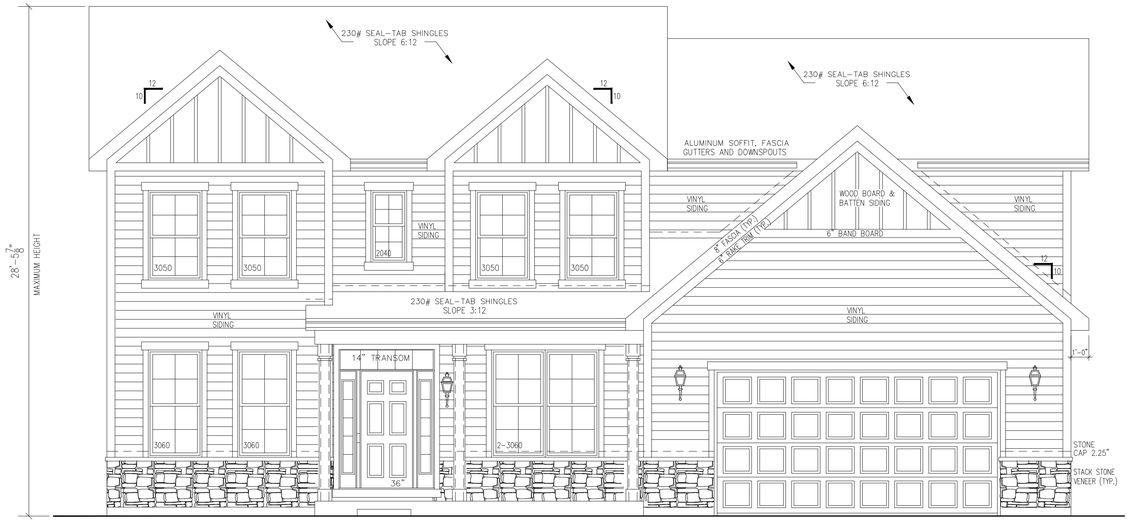
P.C.R.





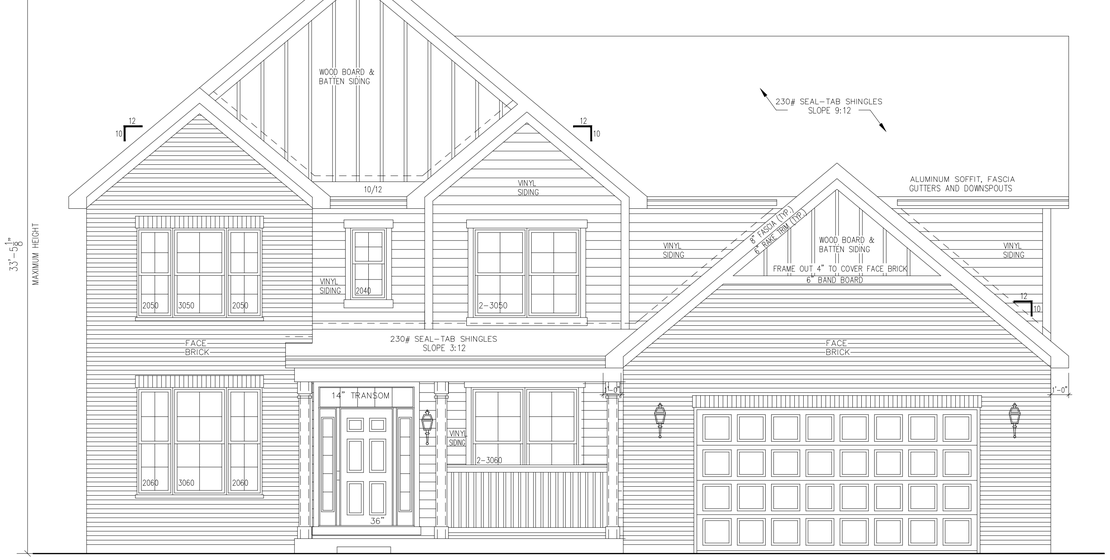
FRONT ELEVATION "A"

SCALE: 1/4" = 1'-0"



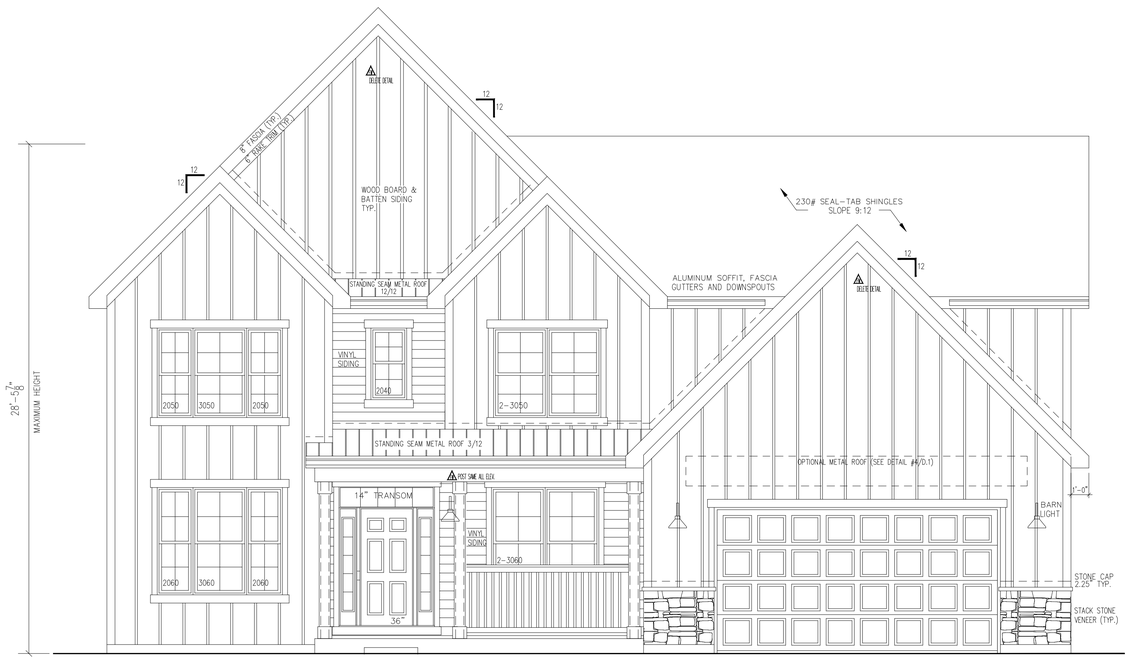
FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0"



FRONT ELEVATION "C"

SCALE: 1/4" = 1'-0"



FRONT ELEVATION "D"

SCALE: 1/4" = 1'-0"

1110 JORIE BLVD.
SUITE 138
OAKBROOK, ILLINOIS 60123
(630) 613-2700

RALLY HOMES

ARCHITECTS STAMP

PLAN #2781

DESCRIPTION	DATE	DWG. BY
14" SIDELIGHT AND POST DETAIL REV.	6/15/22	-

PROJECT

The Oak
Royal Highland Estates

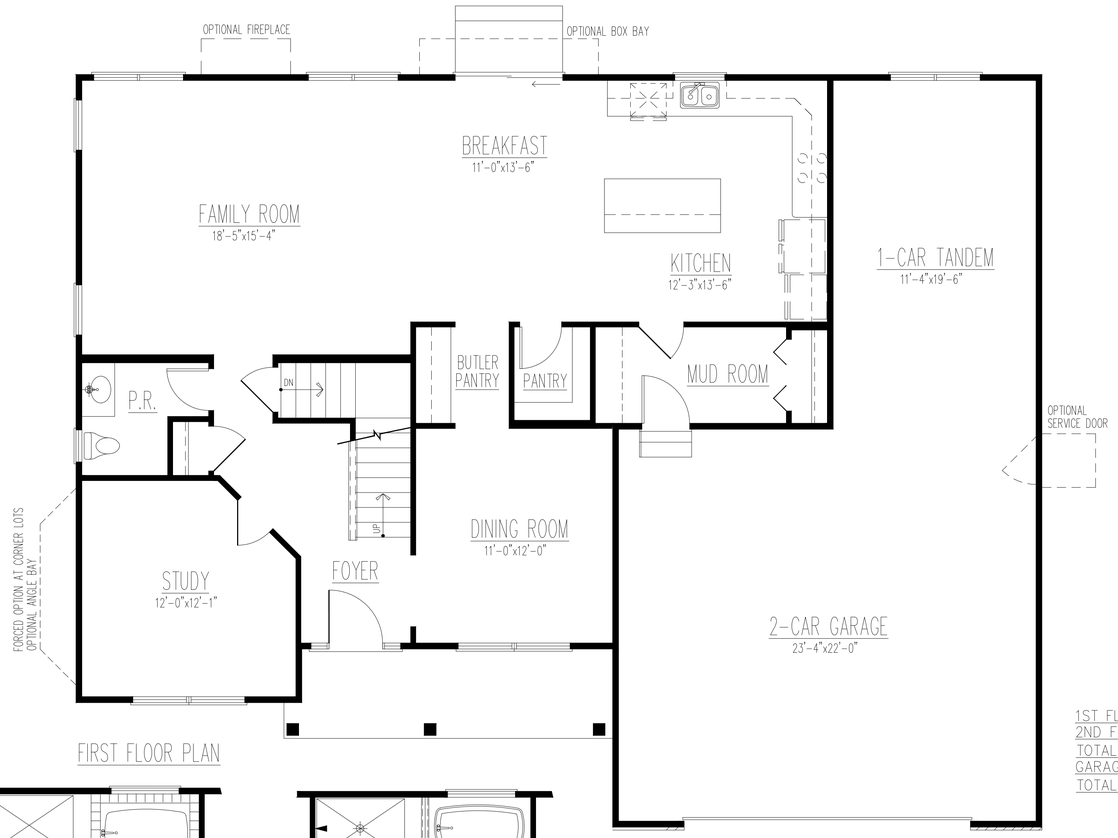
LOT #

Lockport ILLINOIS

SHEET
A.2A OF 6

PRINT DATE
8/24/2026

P.C.R.

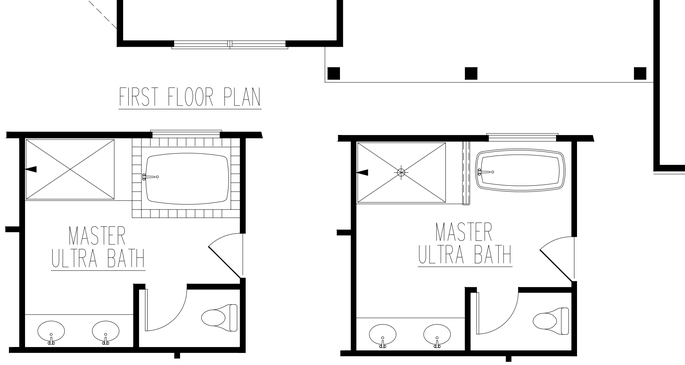


FIRST FLOOR PLAN

1ST FL. 1250.5
2ND FL. 1533.5
TOTAL 2784 SQ.FT.
GARAGE 761.5
TOTAL 3,545.5 SQ.FT.

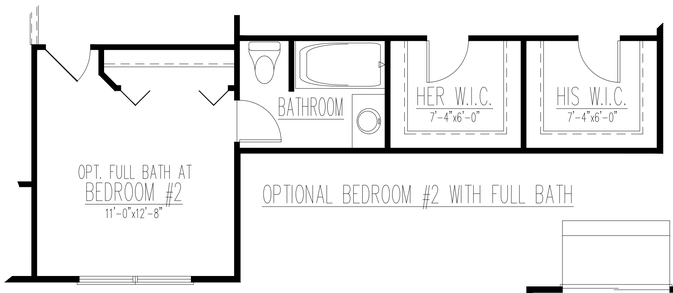


SECOND FLOOR PLAN



OPTIONAL ULTRA BATH #1

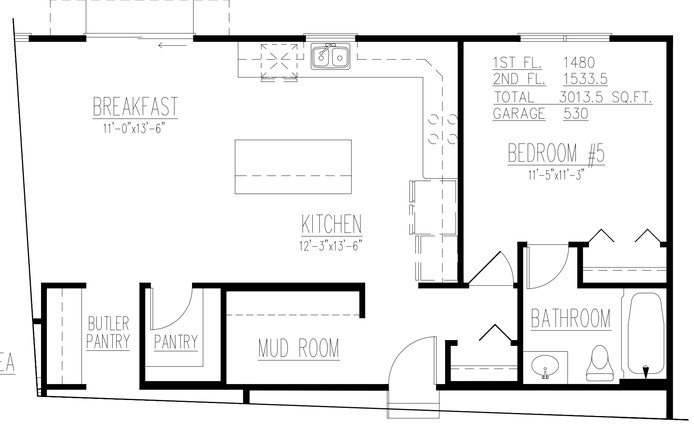
OPTIONAL ULTRA BATH #2



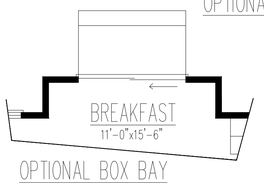
OPTIONAL BEDROOM #2 WITH FULL BATH



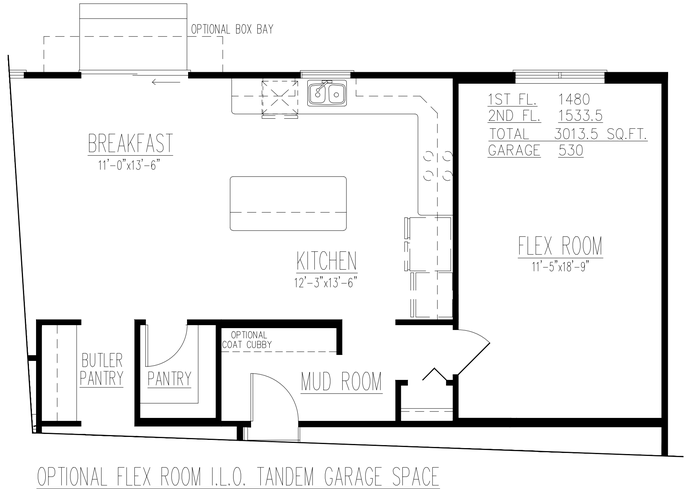
OPTIONAL LAUNDRY WORK AREA



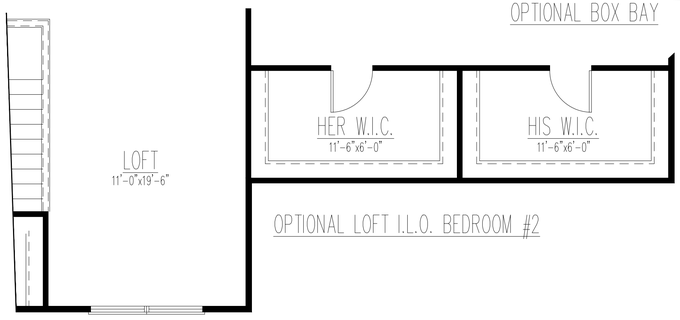
OPTIONAL BEDROOM #5 w/ FULL BATH I.L.O. TANDEM GARAGE SPACE



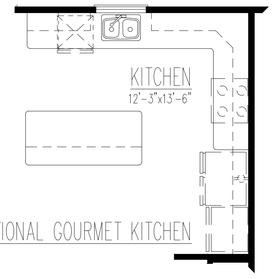
OPTIONAL BOX BAY



OPTIONAL FLEX ROOM I.L.O. TANDEM GARAGE SPACE



OPTIONAL LOFT I.L.O. BEDROOM #2



OPTIONAL GOURMET KITCHEN

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1110 JORIE BLVD.
SUITE 138
OAKBROOK, ILLINOIS 60123
(630) 613-2700
RALLY HOMES

ARCHITECTS STAMP

DESCRIPTION	DATE	DWG. BY
PLANS DOUBLE CHECKED TO MATCH WORKING DRAWINGS	8/24/26	TG

PROJECT
The Oak
Royal Highland Estates
LOT #
Lockport ILLINOIS

SHEET
A.3A of 6

PRINT DATE
8/24/2026

P.C.R.

Oak A,B,C,D Sides and rear





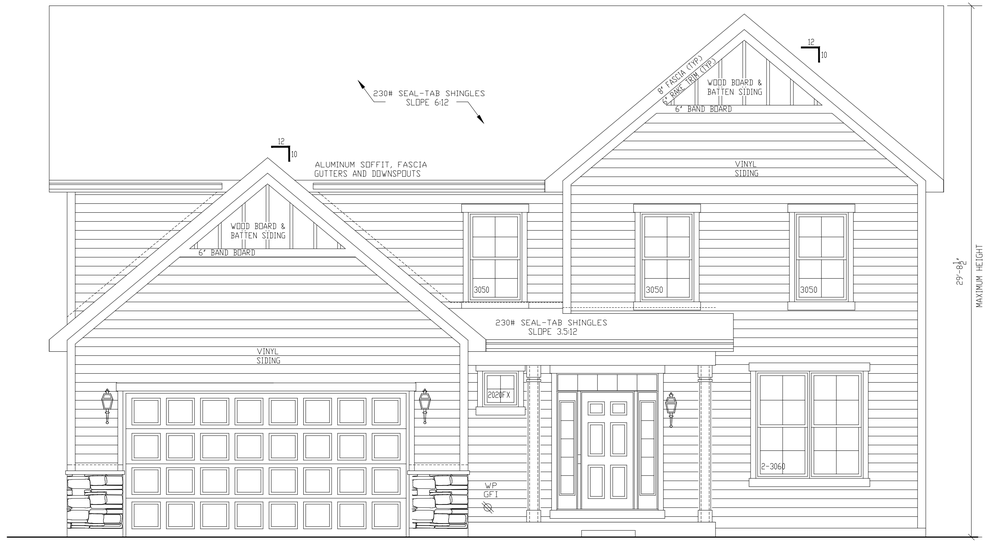






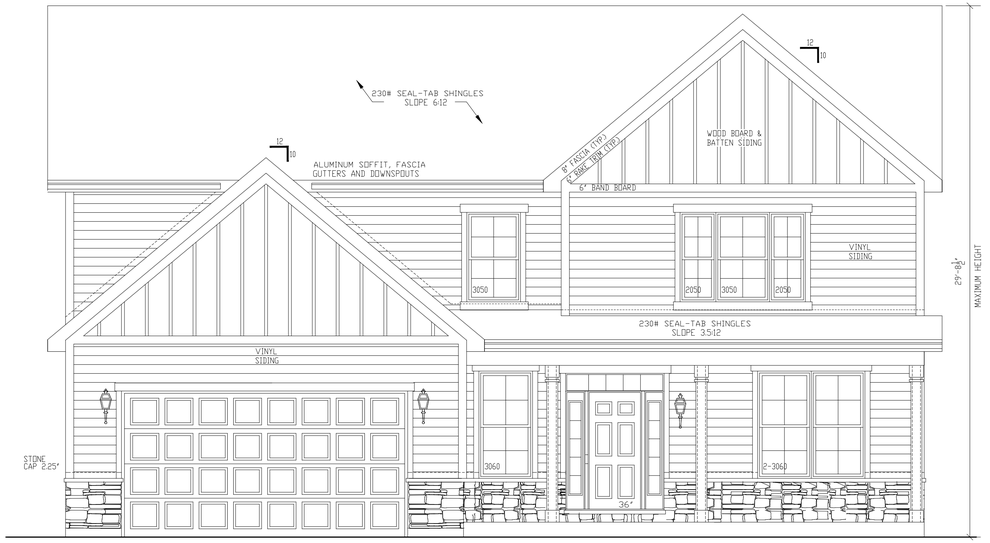






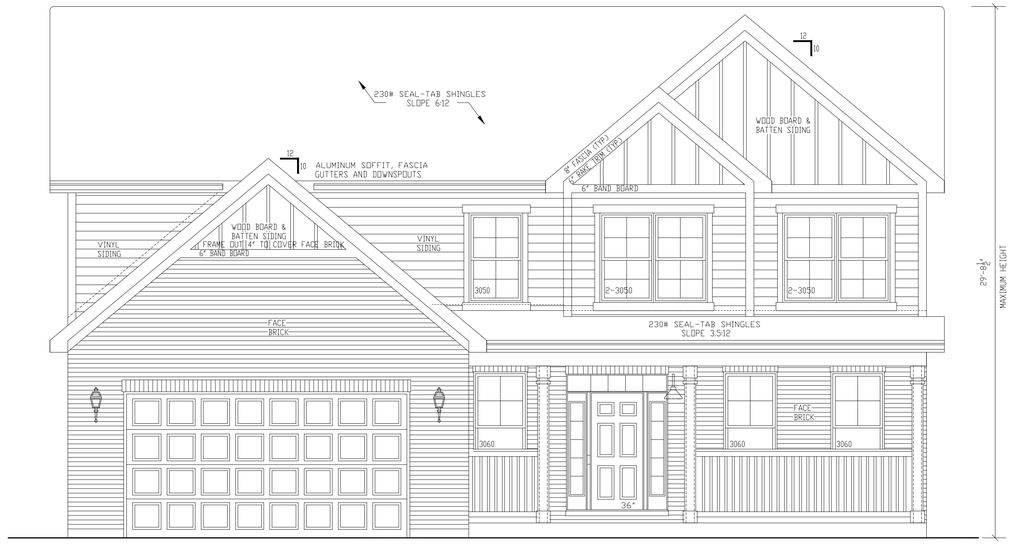
FRONT ELEVATION "A"

SCALE: 1/4" = 1'-0"



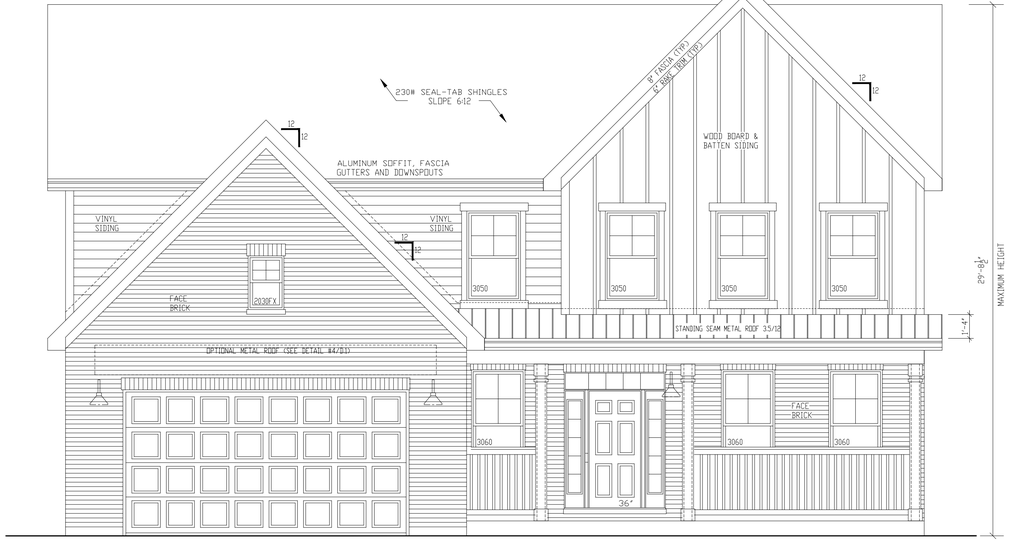
FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0"



FRONT ELEVATION "C"

SCALE: 1/4" = 1'-0"



FRONT ELEVATION "D"

SCALE: 1/4" = 1'-0"

ARCHITECTS STAMP

1110 JORIE BLVD.
SUITE 138
OAKBROOK, ILLINOIS 60123
(630) 613-2700

RALLY HOMES

PLAN #3273

DESCRIPTION	DATE	DWG. BY
14" SIDELIGHT AND POST DETAIL REV.	6/15/22	-
3		
2		
1		

PROJECT

The Elm

Royal Highland Estates

LOT #

Lockport ILLINOIS

SHEET

A.2A OF 6

PRINT DATE

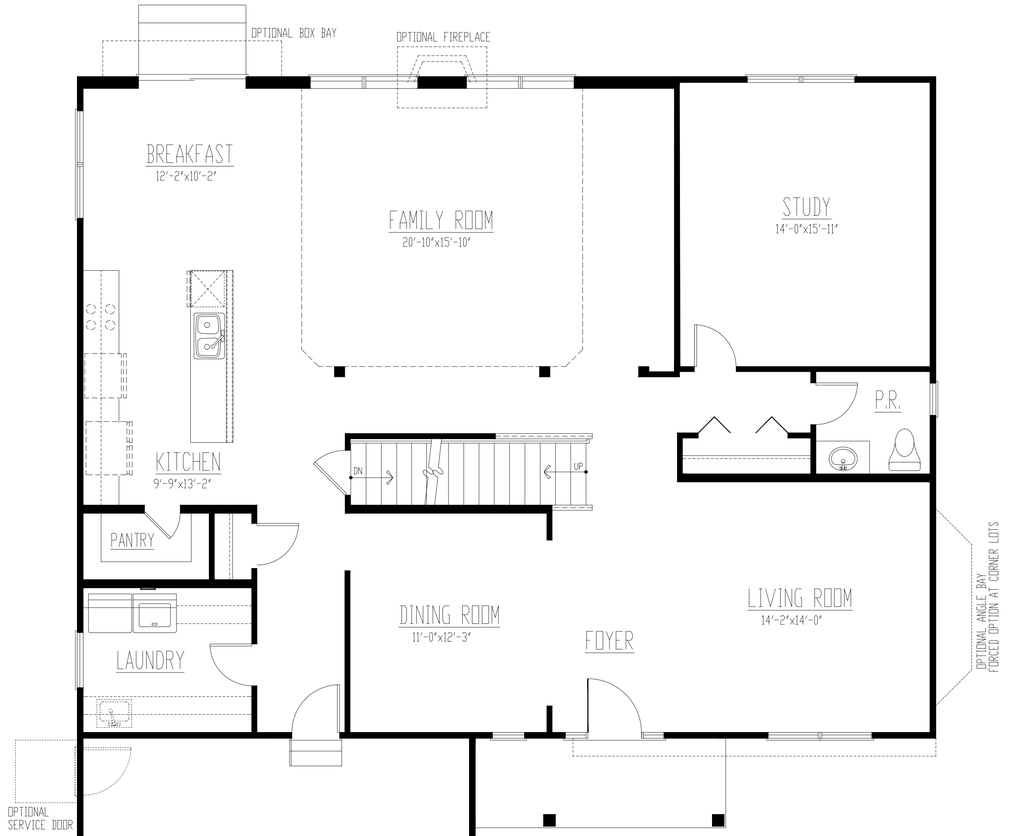
8/24/2026

P.C.R.



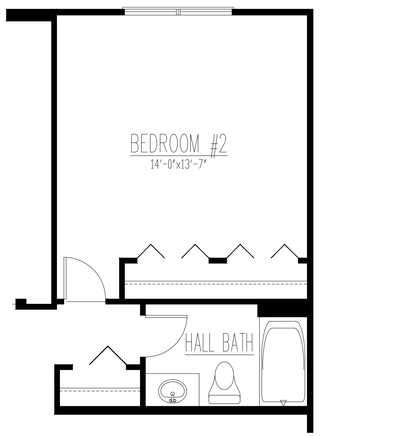
SECOND FLOOR PLAN

1ST FL. 1776
2ND FL. 1497.5
TOTAL 3273.5 SQ.FT.
GARAGE 474.5
TOTAL 3,748 SQ.FT.



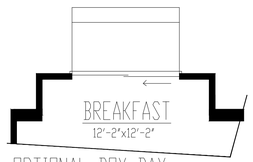


FIRST FLOOR PLAN

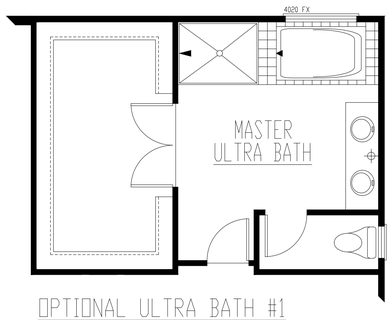


OPTIONAL BEDROOM #5 w/ FULL BATH I.L.O. STUDY

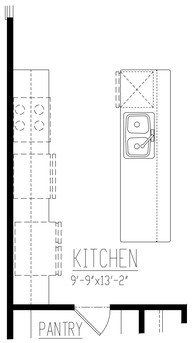
OPTIONAL ULTRA BATH #2



OPTIONAL BOX BAY



OPTIONAL ULTRA BATH #1



OPTIONAL GOURMET KITCHEN



OPTIONAL LAUNDRY WORK AREA



OPTIONAL ANGLE BAY

This is an artist's rendering for illustrative purposes only and subject to change.

1110 JORIE BLVD.
SUITE 138
OAKBROOK, ILLINOIS 60123
(630) 613-2700
RALLY HOMES

ARCHITECTS STAMP

DESCRIPTION	DATE	DWG. BY
PLANS DOUBLE CHECKED TO MATCH WORKING DRAWINGS	8/24/26	TG

PROJECT
The Elm
Royal Highland Estates
LOT #
Lockport ILLINOIS

SHEET
A.3A of 6

PRINT DATE
8/24/2026

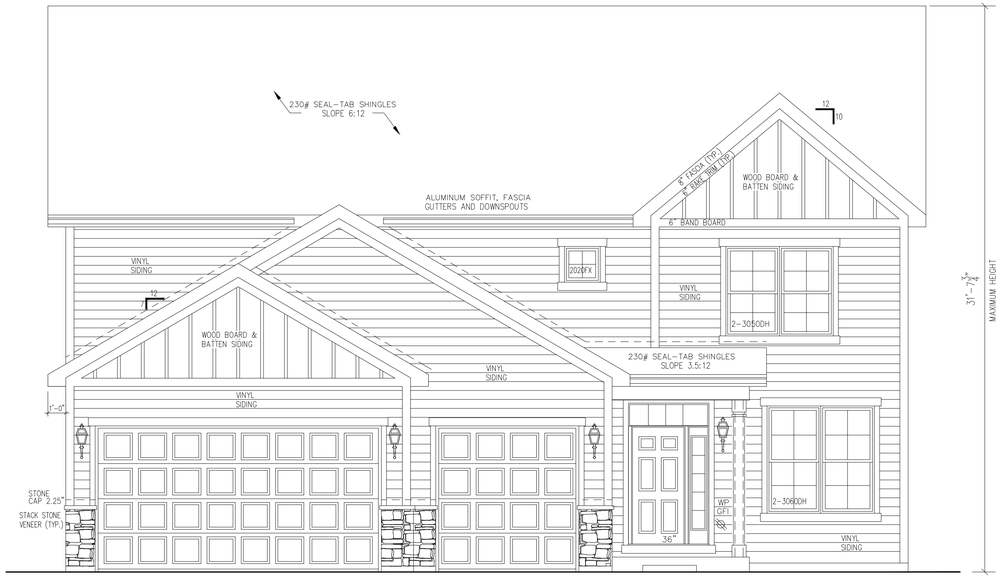
P.C.R.





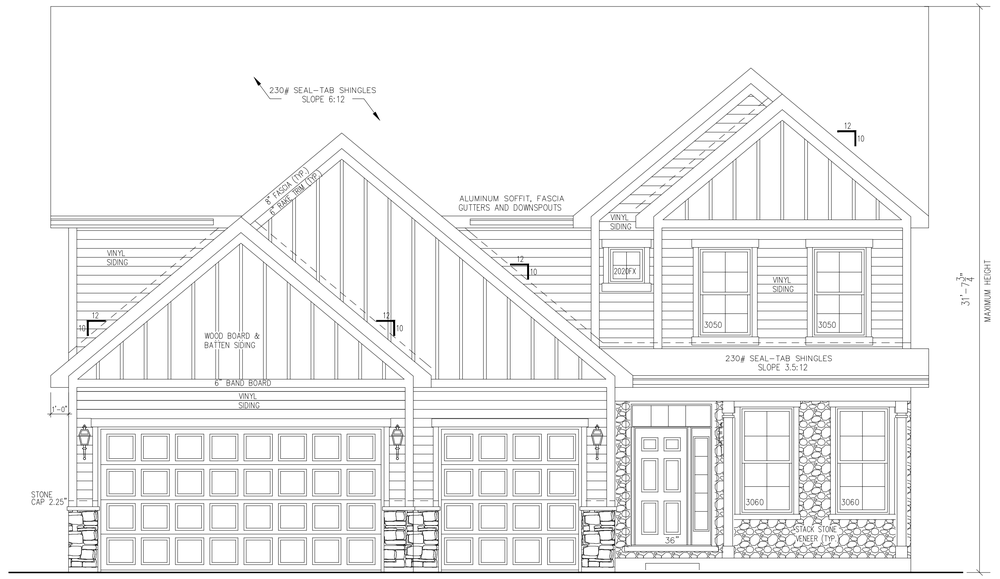






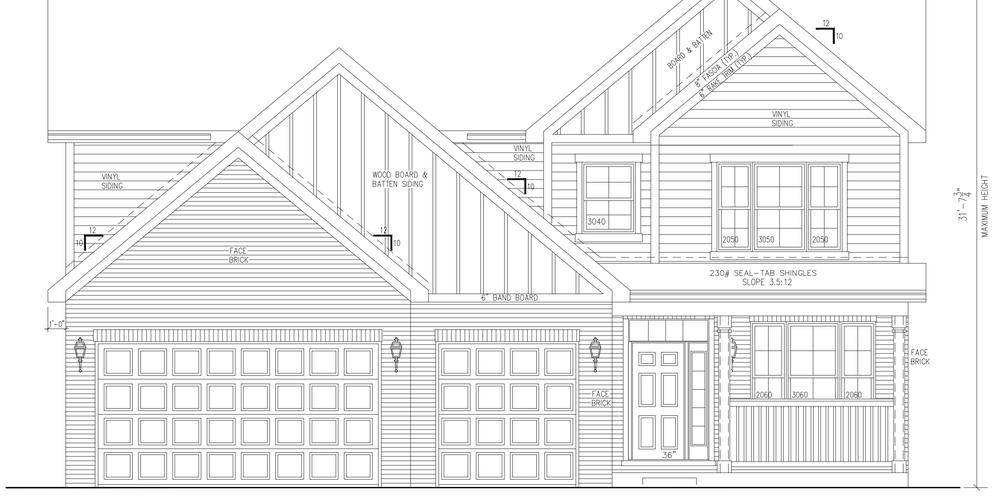
FRONT ELEVATION "A"

SCALE: 1/4" = 1'-0"



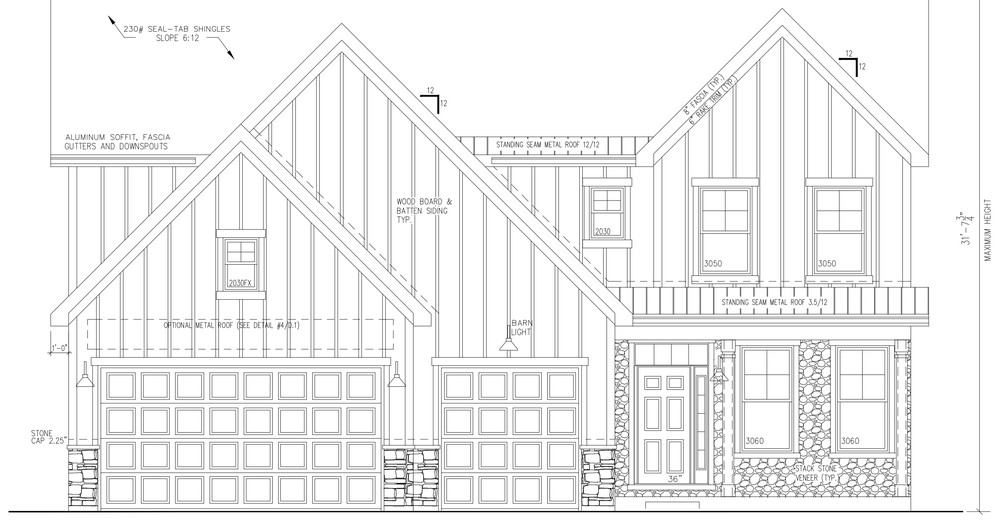
FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0"



FRONT ELEVATION "C"

SCALE: 1/4" = 1'-0"



FRONT ELEVATION "D"

SCALE: 1/4" = 1'-0"

"A" ELEVATION

ARCHITECTS STAMP

1010 JORIE BLVD.
SUITE 138
OAKBROOK, ILLINOIS 60123
(630) 613-2700

RALLY
HOMES

PLAN #3608

DESCRIPTION	DATE	DWG. BY
12" SIDELIGHT AND POST DETAIL REV.	6/15/22	
1		
2		
3		

PROJECT

The Birch
Timber Ridge Estates

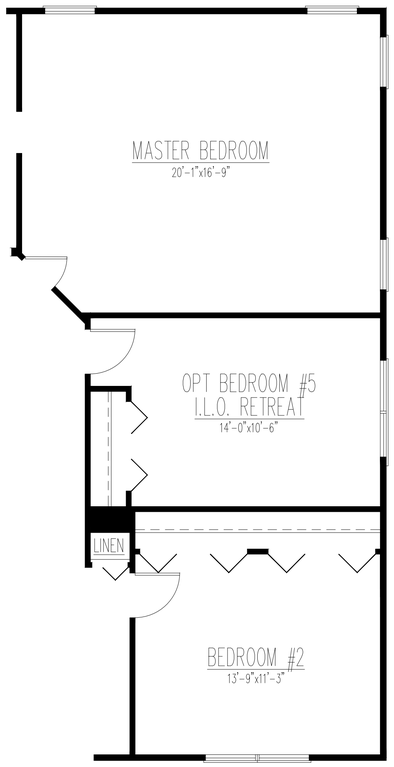
LOT #

Yorkville ILLINOIS

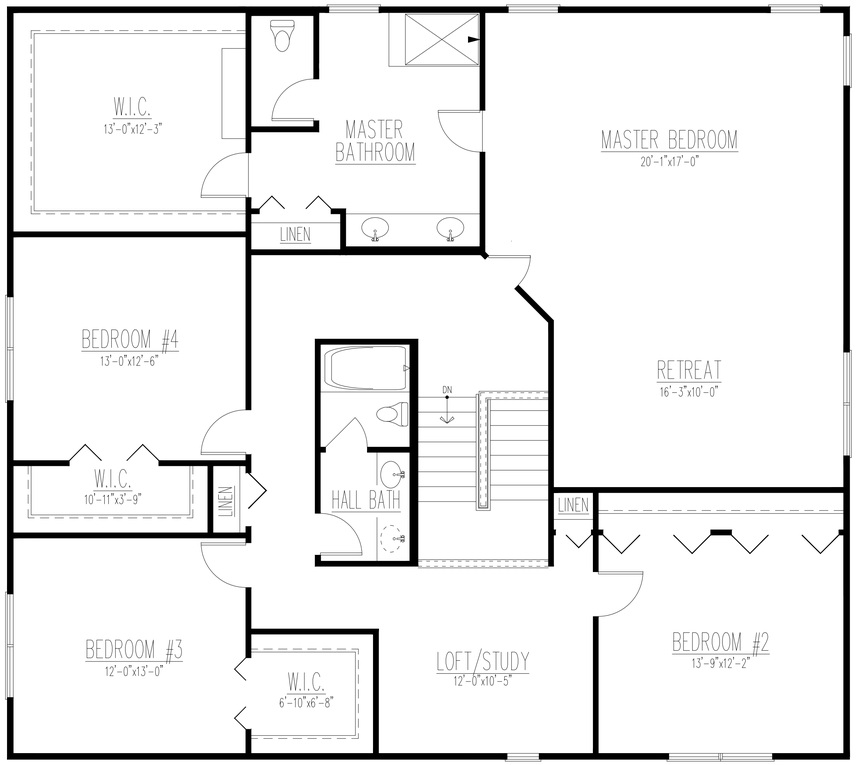
SHEET
A.1A OF 6

PRINT DATE
5/1/2024

P.C.R.

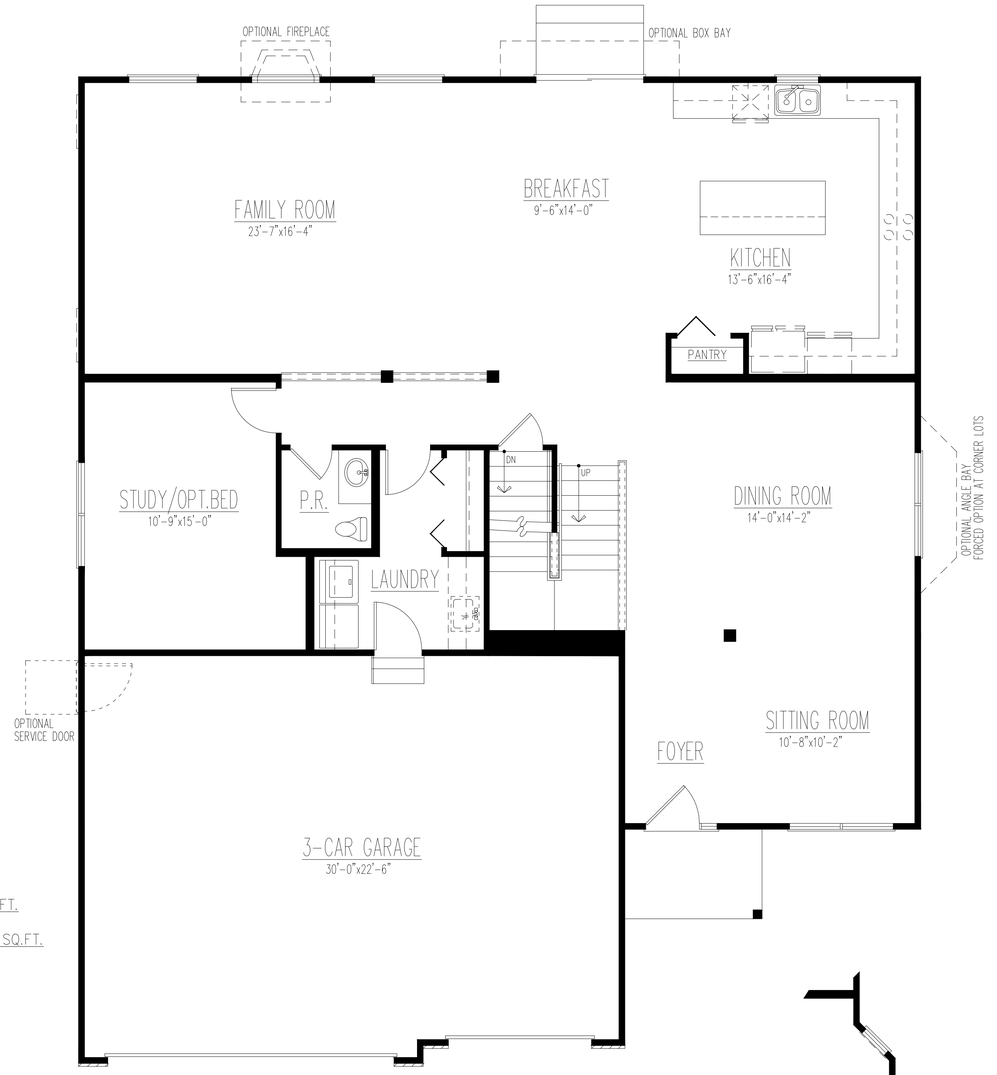


OPT. BEDRM. #5
I.L.O. MASTER RETREAT



SECOND FLOOR PLAN

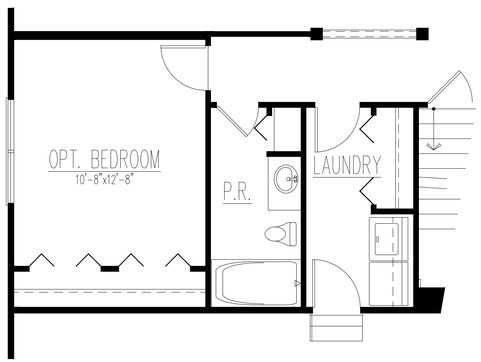
1ST FL.	1691
2ND FL.	1917
TOTAL	3608 SQ.FT.
GARAGE	681.5
TOTAL	4,289.5 SQ.FT.



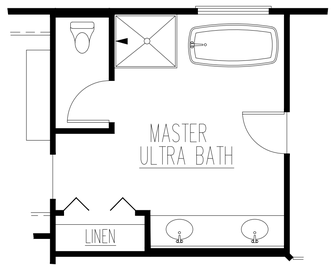
FIRST FLOOR PLAN



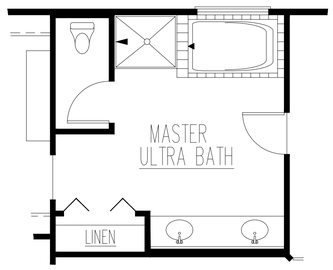
LAUNDRY ROOM w/
OPTIONAL WORK AREA



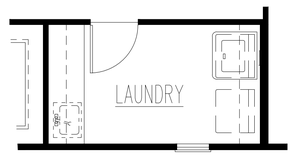
1st FL. PLAN @ OPT. BEDROOM w/
FULL BATH I.L.O. 1st FLOOR STUDY



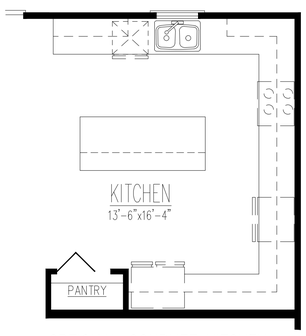
OPTIONAL ULTRA BATH #2



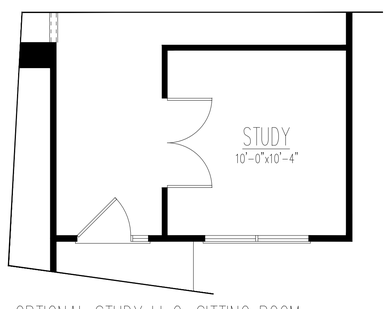
OPTIONAL ULTRA BATH #1



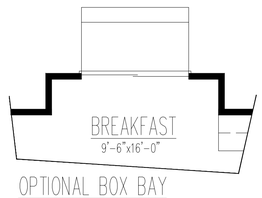
OPTIONAL. LAUNDRY ROOM
I.L.O. 2nd FL. LOFT/ STUDY



OPTIONAL GOURMET KITCHEN



OPTIONAL STUDY I.L.O. SITTING ROOM



OPTIONAL BOX BAY



OPTIONAL ANGLE BAY
FORCED OPTION AT CORNER LOTS

This is an artist's rendering for illustrative purposes only and subject to change.

1110 JORIE BLVD.
SUITE 138
OAKBROOK, ILLINOIS 60123
(630) 613-2700
RALLY HOMES

ARCHITECTS STAMP

DESCRIPTION	DATE	DWG. BY
PLANS DOUBLE CHECKED TO MATCH WORKING DRAWINGS	8/24/26	TG

PROJECT
The Birch
Royal Highland Estates
LOT #
Lockport ILLINOIS

SHEET
A.1A OF6

PRINT DATE
8/24/2026

P.C.R.

Brich A,B,C,D sides and rear









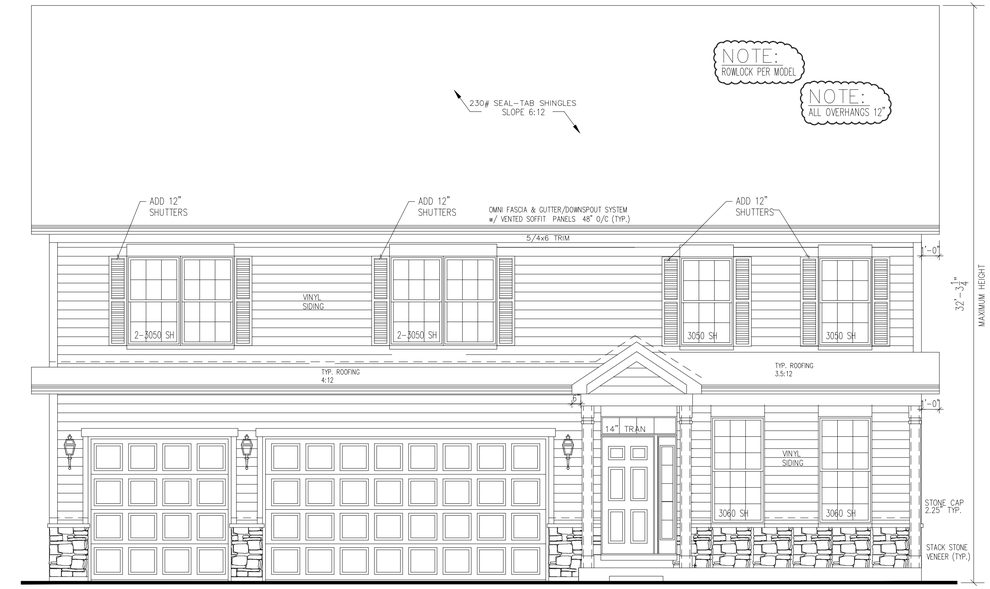








FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"



FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"



FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"



FRONT ELEVATION "D"
SCALE: 1/4" = 1'-0"

ARCHITECTS STAMP

1110 JORIE BLVD.
SUITE 138
OAKBROOK, ILLINOIS 60123
(630) 613-2700

RALLY HOMES

PLAN# 3797

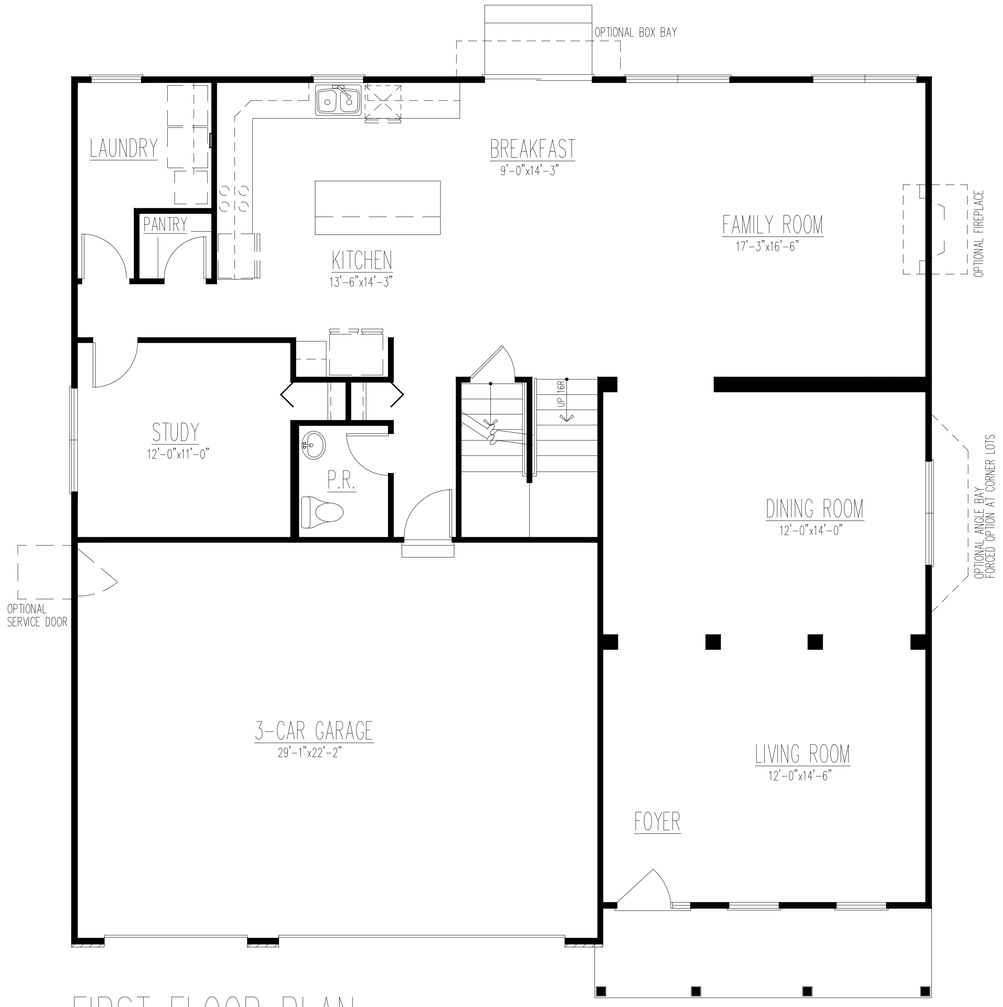
DESCRIPTION	DATE	DWG. BY
14" SIDELIGHT AND POST DETAIL REV.	6/15/22	TG
1 ROOF VENT COUNT	9/18/24	TG
2		
3		
4		
5		
6		

PROJECT
The Mulberry
Royal Highland Estates
LOT #
Lockport ILLINOIS

SHEET
A.2A OF 6

PRINT DATE
8/24/2026

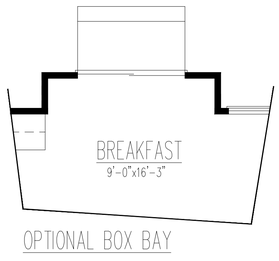
P.C.R.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



OPTIONAL BOX BAY



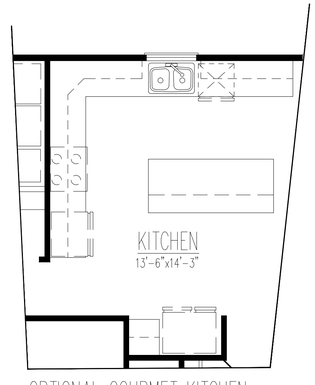
OPTIONAL ANGLE BAY
FORCED OPTION AT CORNER LOTS



OPTIONAL ULTRA BATH #1



OPTIONAL ULTRA BATH #2



OPTIONAL GOURMET KITCHEN

1ST FL. 1634
2ND FL. 2163
TOTAL 3797 SQ.FT.
GARAGE 661
TOTAL 4458 SQ.FT.

1110 JORIE BLVD.
SUITE 138
OAKBROOK, ILLINOIS 60123
(630) 613-2700
RALLY HOMES

ARCHITECTS STAMP

PLAN# 3797

DESCRIPTION	DATE	DWG. BY
PLANS DOUBLE CHECKED TO MATCH WORKING DRAWINGS	8/24/26	TG
1		
2		
3		
4		
5		
6		

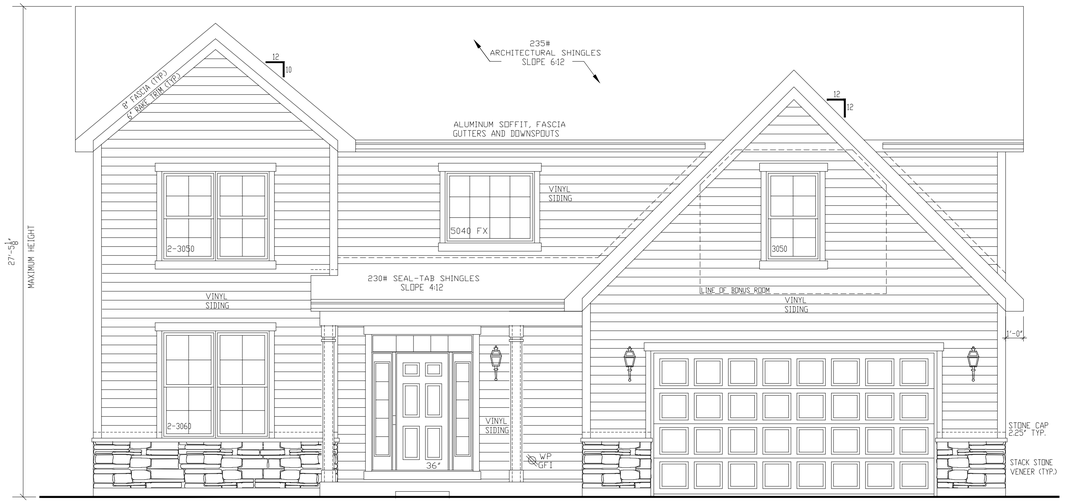
PROJECT
The Mulberry
Royal Highland Estates
LOT #
Lockport ILLINOIS

SHEET
A.3A of6

PRINT DATE
8/24/2026

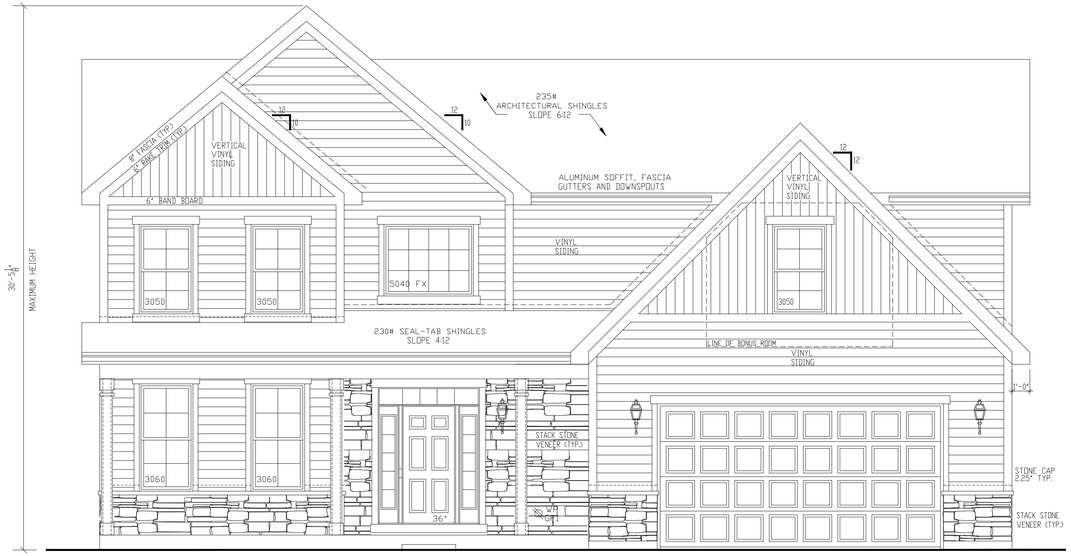
P.C.R.

This is an artist's rendering for illustrative purposes only and subject to change.



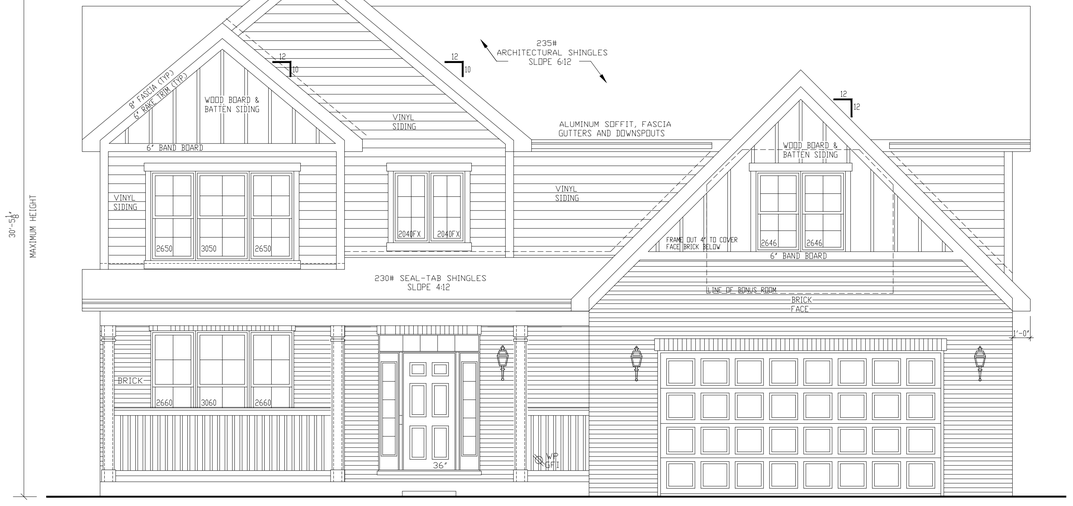
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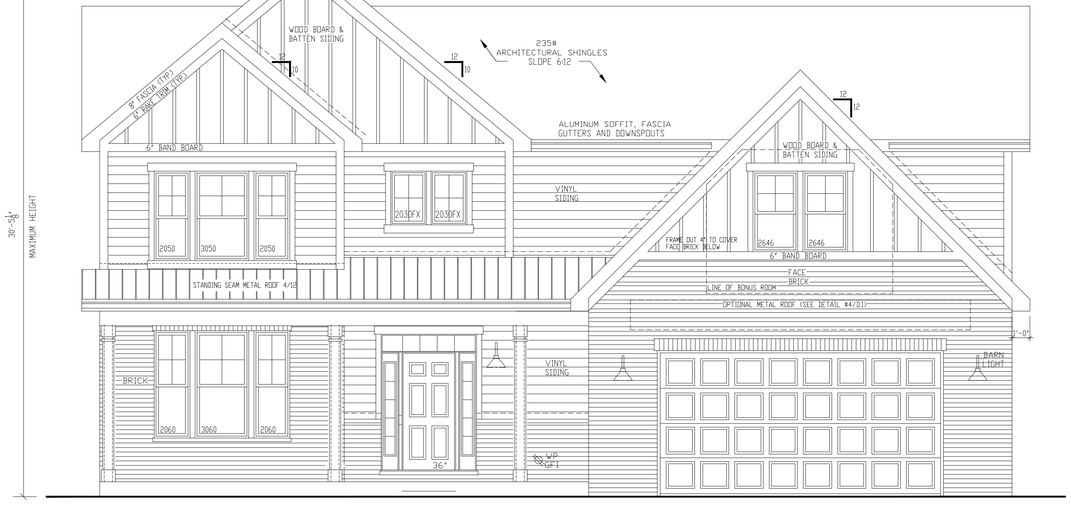
FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0"



FRONT ELEVATION "C"

SCALE: 1/4" = 1'-0"



FRONT ELEVATION "D"

SCALE: 1/4" = 1'-0"

ARCHITECTS STAMP

1110 JORIE BLVD.
SUITE 138
OAKBROOK, ILLINOIS 60123
(630) 613-2700

RALLY HOMES

PLAN #3001

DESCRIPTION	DATE	DWG. BY
14" SIDELIGHT AND POST DETAIL REV.	6/15/22	-

PROJECT

The Pine
Royal Highland Estates

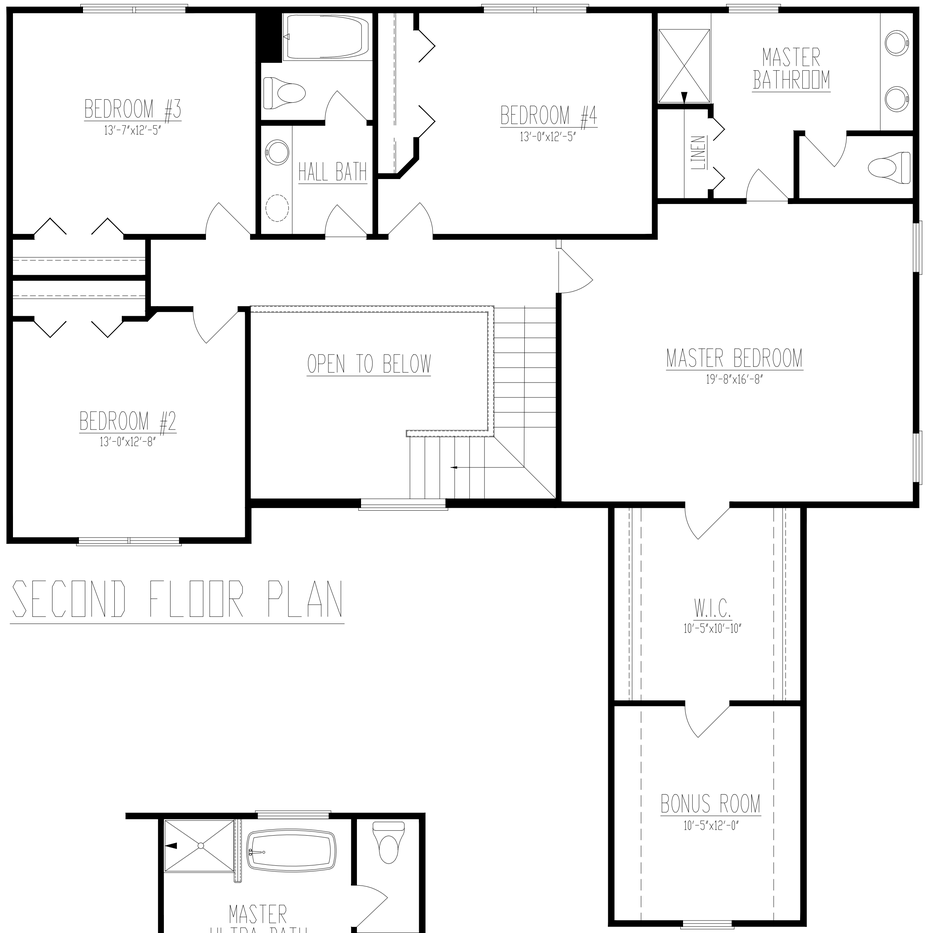
LOT #

Lockport ILLINOIS

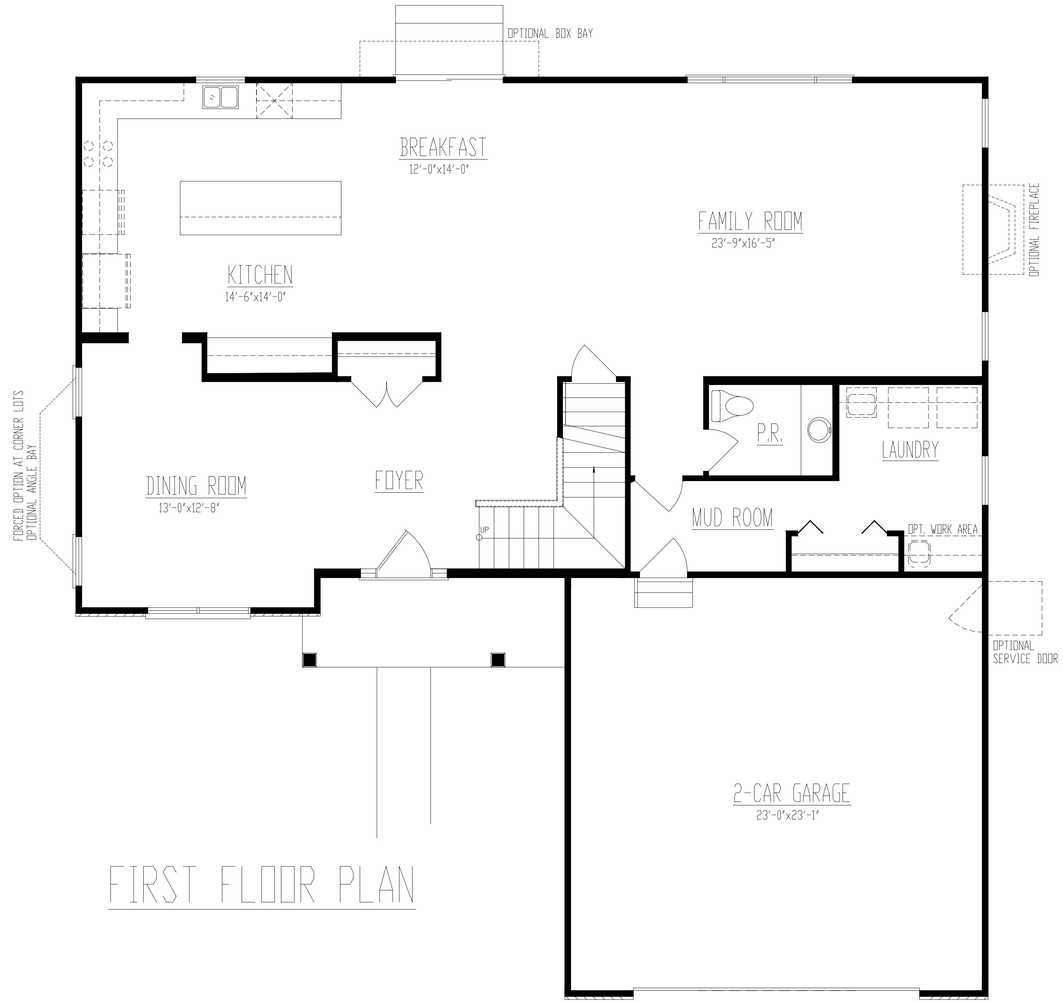
SHEET A.2A of 6

PRINT DATE 8/24/2026

P.C.R.

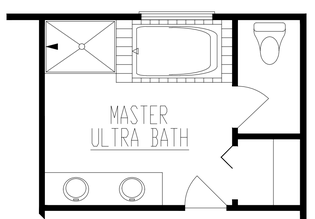


SECOND FLOOR PLAN

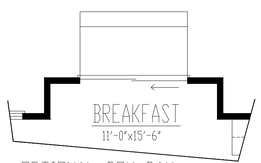


FIRST FLOOR PLAN

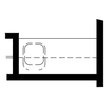
OPTIONAL ULTRA BATH #2



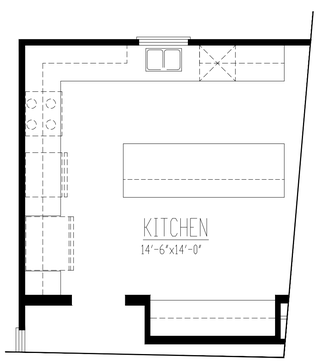
OPTIONAL ULTRA BATH #1



OPTIONAL BOX BAY



OPTIONAL LAUNDRY WORK AREA



OPTIONAL GOURMET KITCHEN

FIRST FL.	1,464.5 SQ.FT.
SECOND FL.	1,536.5 SQ.FT.
TOTAL LIVING	3,001 SQ.FT.
GARAGE	572 SQ.FT.
TOTAL AREA	3,573 SQ.FT.

ARCHITECTS STAMP

1110 JORIE BLVD.
SUITE 138
OAKBROOK, ILLINOIS 60123
(630) 613-2700

RALLY HOMES

DESCRIPTION	DATE	DWG. BY
PLANS DOUBLE CHECKED TO MATCH WORKING DRAWINGS	8/24/26	TG

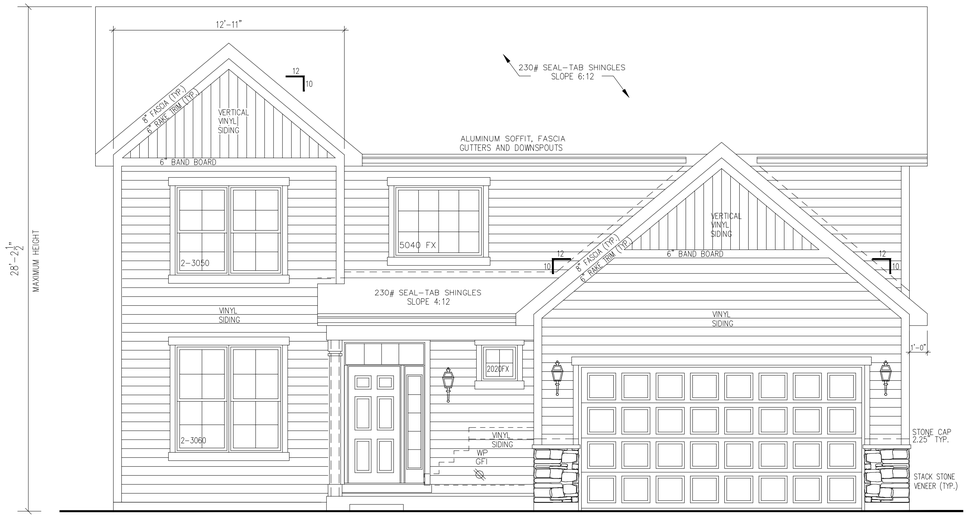
PROJECT
The Pine
Royal Highland Estates
LOT #
Lockport ILLINOIS

SHEET
A.3A of 6

PRINT DATE
8/24/2026

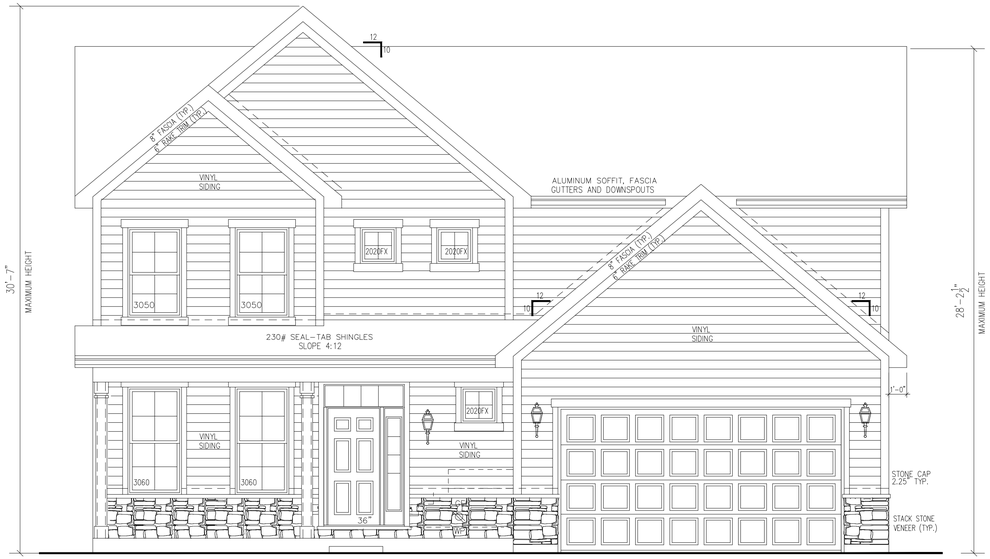
P.C.R.

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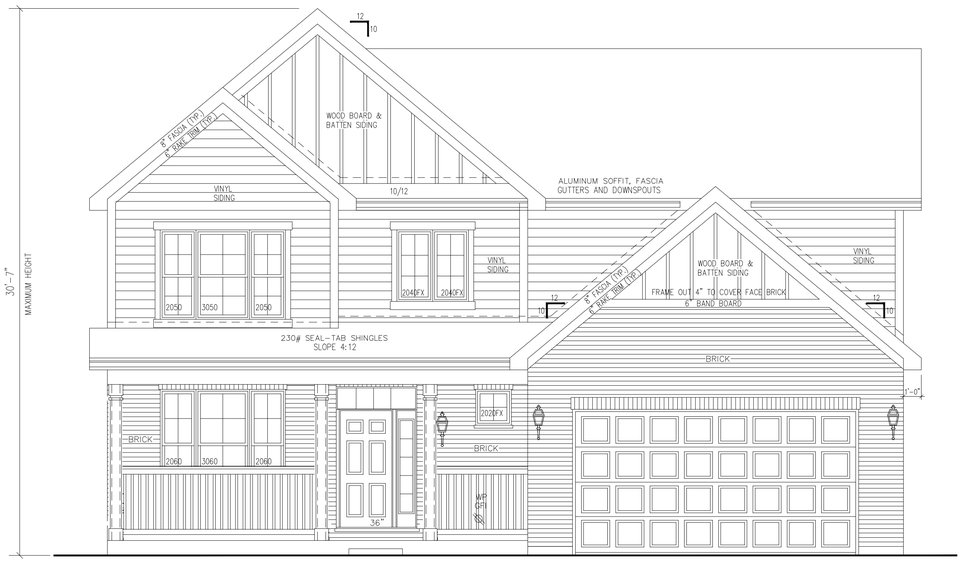
FRONT ELEVATION "A"

SCALE: 1/4" = 1'-0"



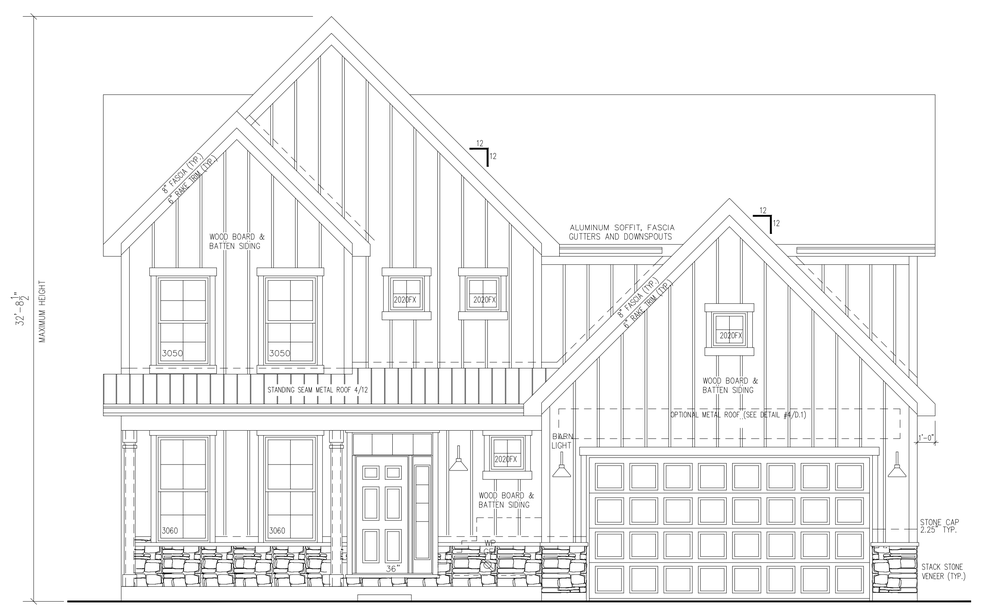
FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0"



FRONT ELEVATION "C"

SCALE: 1/4" = 1'-0"



FRONT ELEVATION "D"

SCALE: 1/4" = 1'-0"

ARCHITECTS STAMP

1110 JORIE BLVD.
SUITE 138
OAKBROOK, ILLINOIS 60123
(630) 613-2700

RALLY HOMES

DESCRIPTION	DATE	DWG. BY
14" SIDELIGHT AND POST DETAIL REV.	6/15/22	-
1		
2		
3		

PROJECT

The Hickory
Royal Highland Estates

LOT #

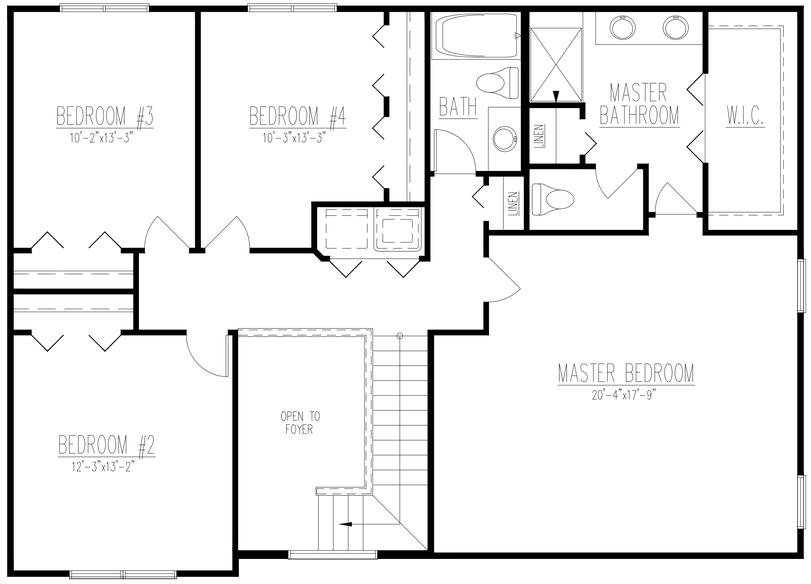
Lockport ILLINOIS

PLAN #2540

SHEET A.2A OF6

PRINT DATE 8/28/2026

P.C.R.

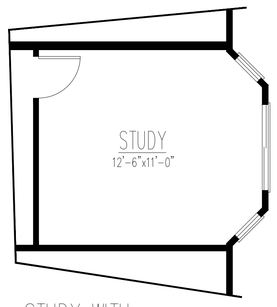


SECOND FLOOR PLAN

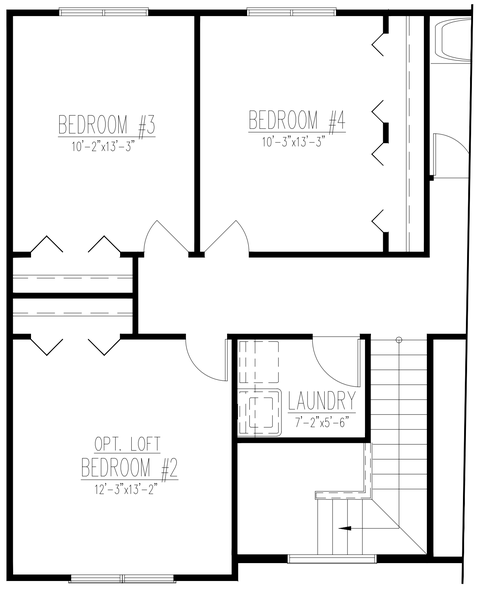
1ST FL.	1297.5
2ND FL.	1256
TOTAL	2,553.5 SQ.FT.
GARAGE	467.5
TOTAL	3,021 SQ.FT.



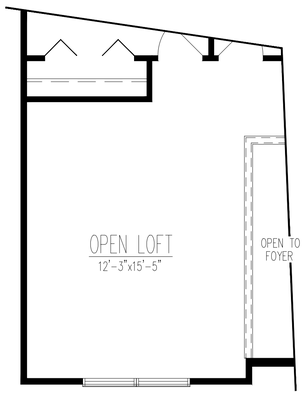
FIRST FLOOR PLAN



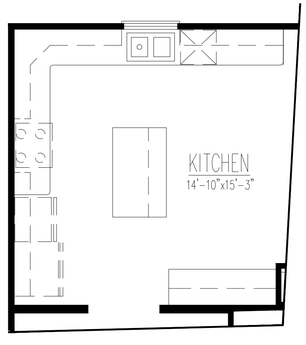
STUDY WITH
OPTIONAL ANGLE BAY



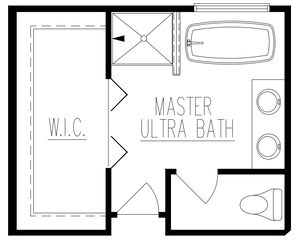
OPTIONAL LAUNDRY ROOM OVER FOYER



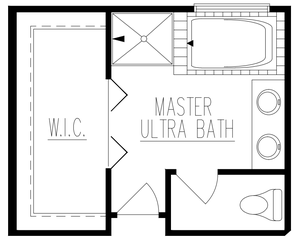
OPTIONAL LOFT I.L.O. BEDROOM #2



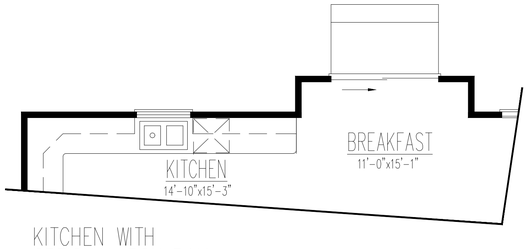
OPTIONAL GOURMET KITCHEN



OPTIONAL ULTRA BATH #2



OPTIONAL ULTRA BATH #1



KITCHEN WITH
OPTIONAL BOX BAY

This is an artist's rendering for illustrative purposes only and subject to change.

"A" ELEVATION FLOOR PLAN

ARCHITECTS STAMP

1110 JORIE BLVD.
SUITE 138
OAKBROOK, ILLINOIS 60123
(630) 613-2700

RALLY HOMES

DESCRIPTION	DATE	DWG. BY
PLANS DOUBLE CHECKED TO MATCH WORKING DRAWINGS	8/24/26	TG

PROJECT
The Hickory
Royal Highland Estates
LOT #
Lockport ILLINOIS

SHEET
A.1A of6

PRINT DATE
8/24/2026

P.C.R.

Hickory – 2,553 SF

Elevation A – Classic Traditional with Stone Accents



Elevation B – Enhanced Stone Farmhouse



Elevation C – Modern Brick Colonial



Elevation D – Modern Farmhouse with Stone to Wainscoting



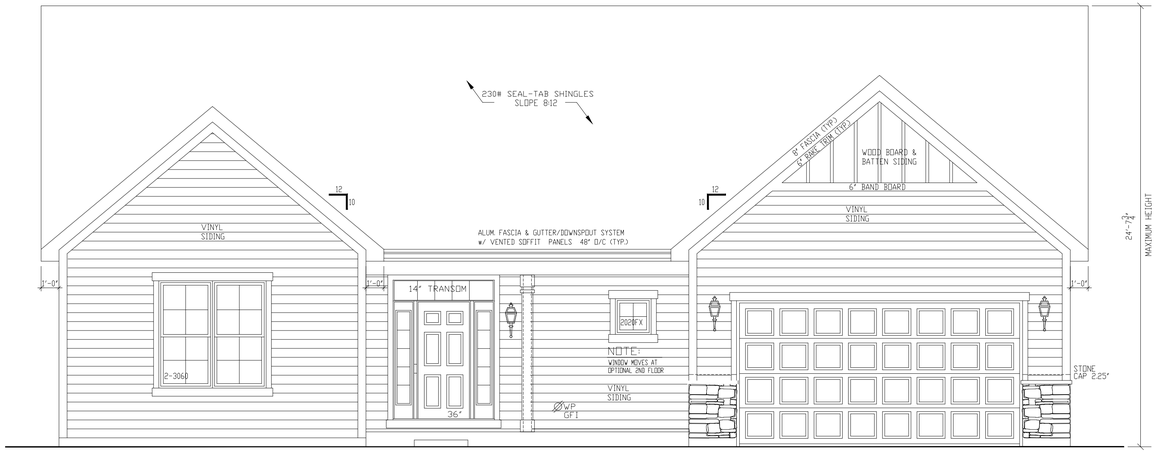


Timber Ridge Estates

Rally Homes

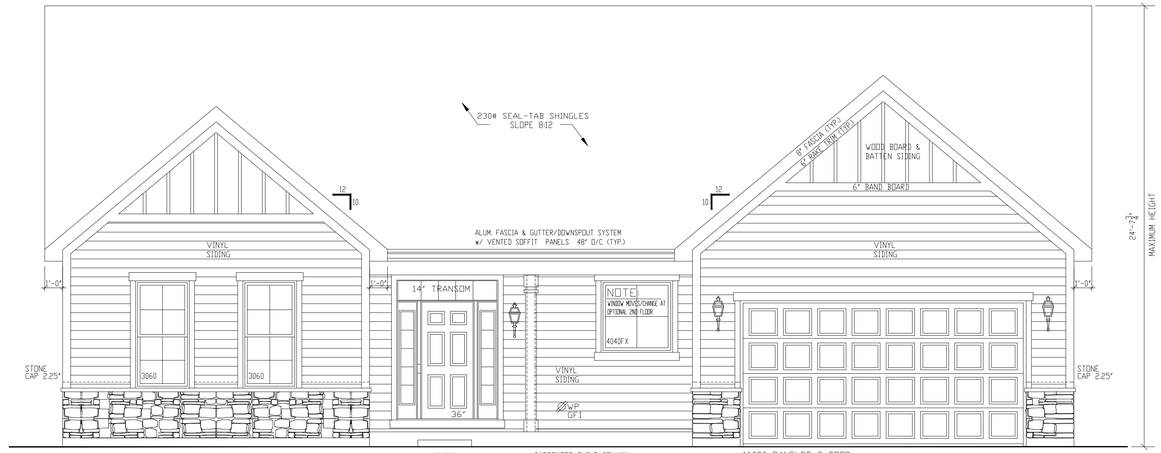
364 Benjamin Street, Yorkville

630-969-0000 – Maureen – mparotto@rallyhomes.com



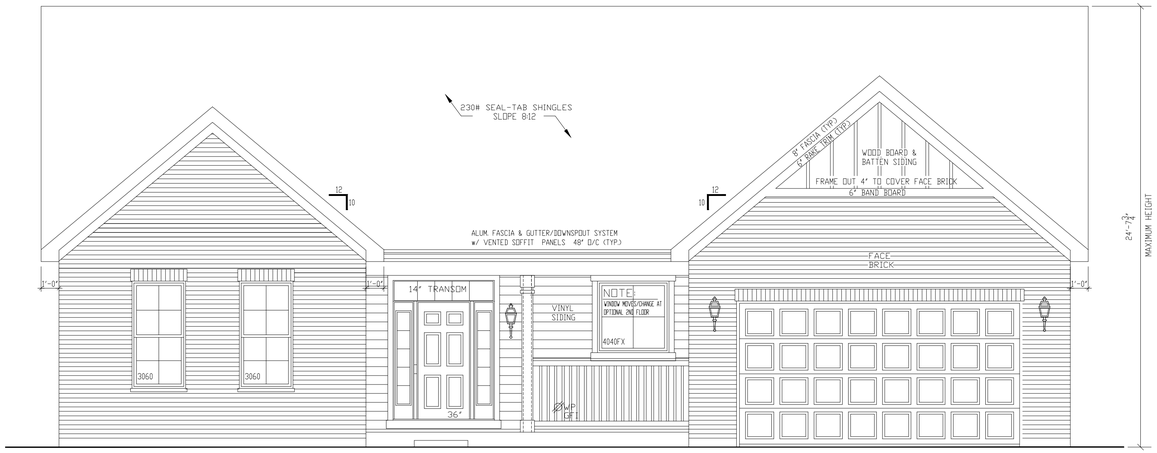
FRONT ELEVATION "A"

SCALE: 1/4" = 1'-0"



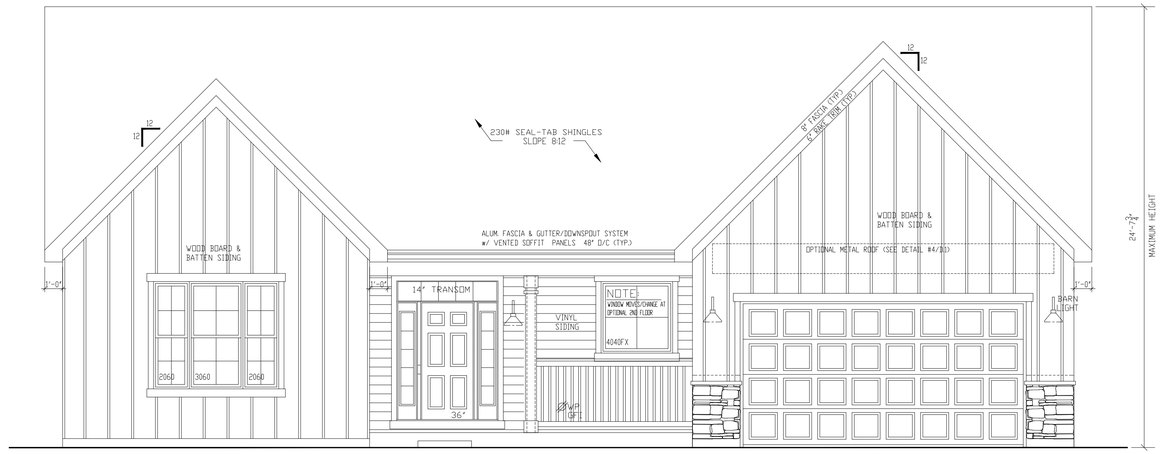
FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0"



FRONT ELEVATION "C"

SCALE: 1/4" = 1'-0"



FRONT ELEVATION "D"

SCALE: 1/4" = 1'-0"

CAN NOT BE USED AT CORNER LOT LOCATIONS

ARCHITECTS STAMP

1110 JORIE BLVD.
SUITE 138
OAKBROOK, ILLINOIS 60123
(630) 613-2700

RALLY HOMES

PLAN #2013

DESCRIPTION	DATE	DWG. BY
LIGHT AND VENT SCHEDULE	10/3/22	-
1		
2		
3		

PROJECT

The Maple
Royal Highland Estates

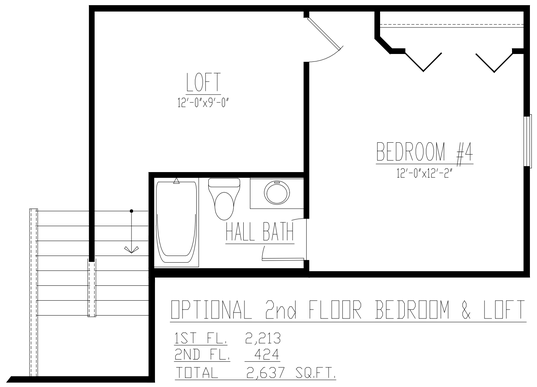
LOT #

Lockport ILLINOIS

SHEET A.2c OF 6

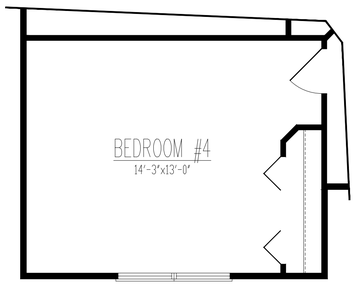
PRINT DATE 5/1/2024

P.C.R.

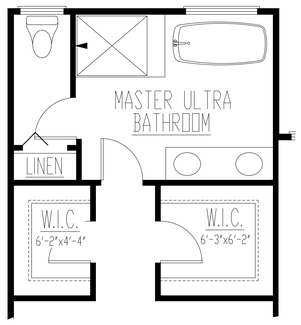


OPTIONAL 2nd FLOOR BEDROOM & LOFT

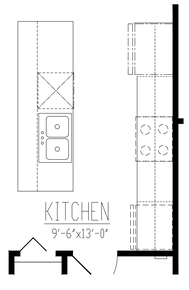
1ST FL. 2,213
2ND FL. 424
TOTAL 2,637 SQ.FT.



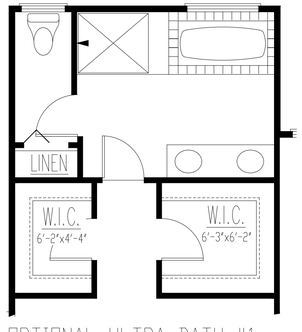
OPTIONAL BEDROOM #4 I.L.O. STUDY



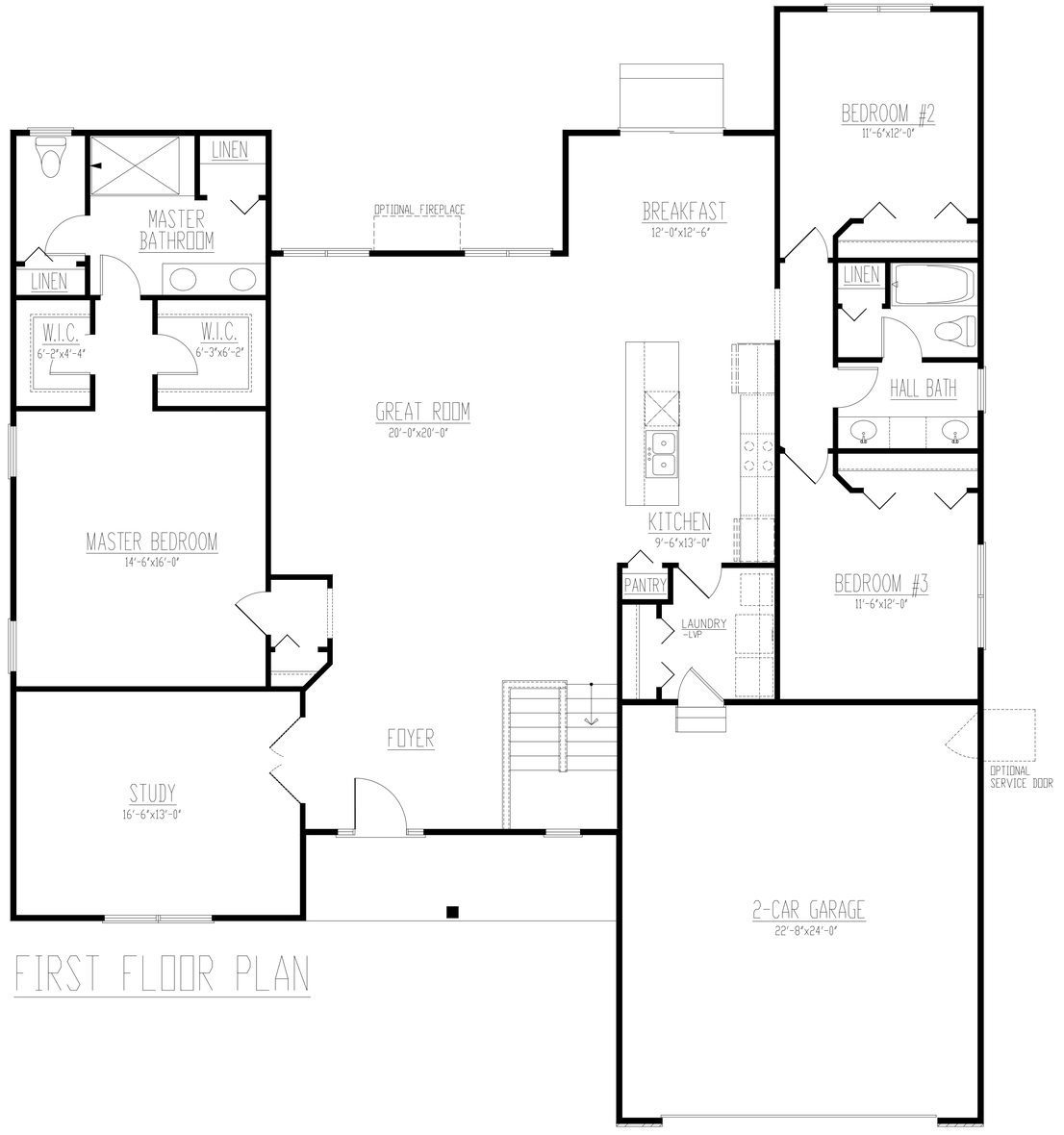
OPTIONAL ULTRA BATH #2



OPTIONAL GOURMET KITCHEN



OPTIONAL ULTRA BATH #1



FIRST FLOOR PLAN

1st Fl. 2,213 SQ.FT.
GARAGE 520
TOTAL 2,733 SQ.FT.

CAN NOT BE USED AT CORNER LOT LOCATIONS

ARCHITECTS STAMP

1110 JORIE BLVD.
SUITE 138
OAKBROOK, ILLINOIS 60123
(630) 613-2700

RALLY HOMES

DESCRIPTION	DATE	DWG. BY
PLANS DOUBLE CHECKED TO MATCH WORKING DRAWINGS	8/24/26	TG

PROJECT
The Maple
Royal Highland Estates
LOT #
Lockport ILLINOIS

SHEET
B.1 OF1

PRINT DATE
8/24/2026

P.C.R.

This is an artist's rendering for illustrative purposes only and subject to change.

Maple I & Maple II – 2,250 – 2,650 SF Ranch

Elevation A – Classic Traditional with Stone Accents



Elevation B – Enhanced Stone Traditional



Elevation C – Modern Brick with Rails at Porch



Elevation D – Modern Farmhouse with Stone to Accents



Timber Ridge Estates

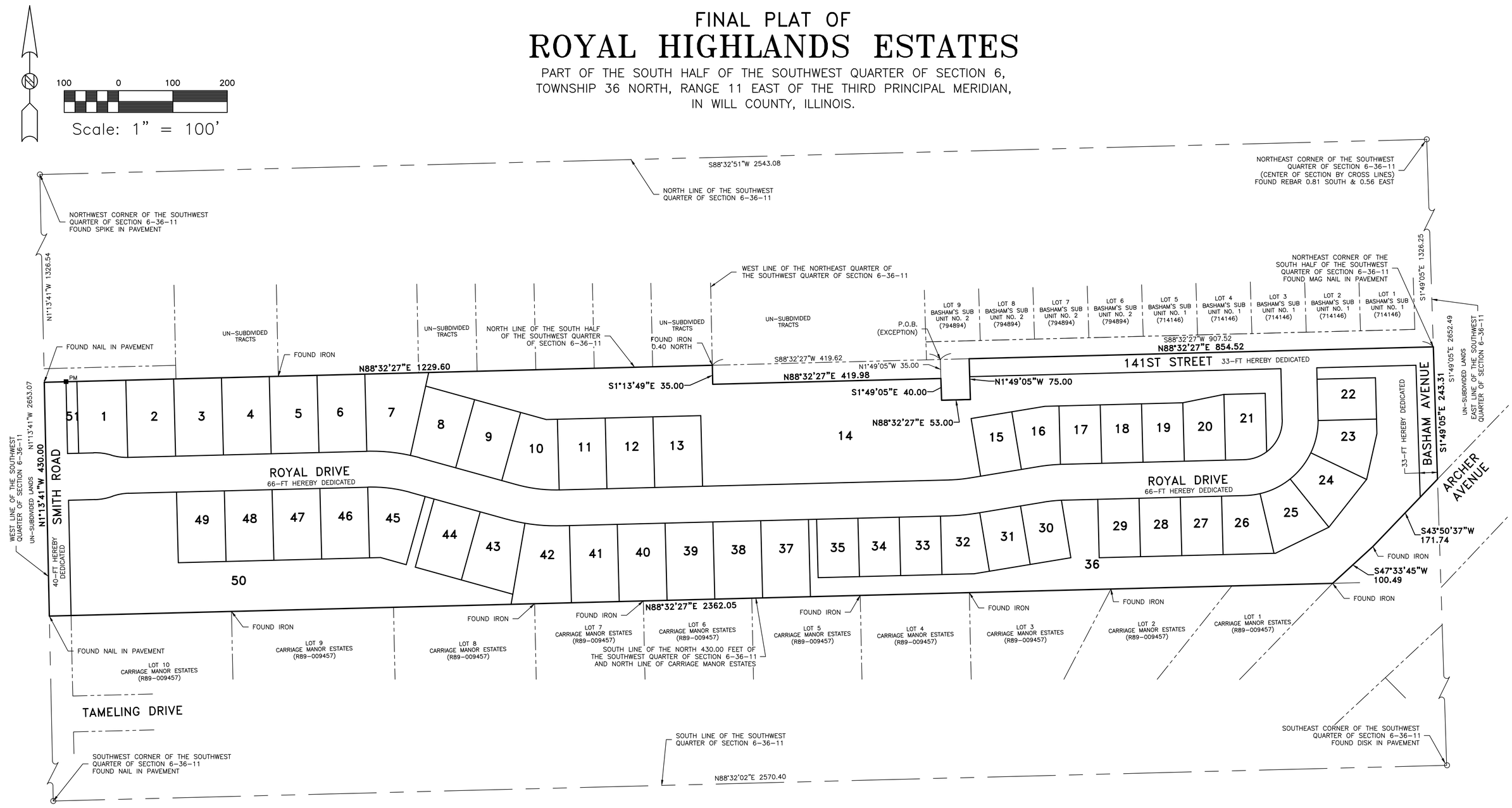
Rally Homes

364 Benjamin Street, Yorkville

630-969-0000 – Maureen – mparotto@rallyhomes.met

FINAL PLAT OF
ROYAL HIGHLANDS ESTATES

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNERS THEREOF, I HAVE SURVEYED, SUBDIVIDED AND PLATTED INTO 49 LOTS AND 4 STREETS, THAT PART DESCRIBED AS FOLLOWS:

THE NORTH 430.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE CENTER LINE OF ARCHER ROAD; EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY TRUSTEE'S DEED RECORDED MARCH 23, 1996 AS DOCUMENT NO. R96-21335; AND ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF LOCKPORT, PER DOCUMENT NUMBER R2018015330, AND ALSO EXCEPTING THE FOLLOWING DESCRIBED PARCEL; COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 6; THENCE SOUTH 88 DEGREES 32 MINUTES 27 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTH HALF, 907.52 FEET TO THE NORTHWEST CORNER OF AFORESAID LANDS CONVEYED TO THE CITY OF LOCKPORT, SAID CORNER BEING THE POINT OF BEGINNING (EXCEPTION); THENCE CONTINUING SOUTH 88 DEGREES 32 MINUTES 27 SECONDS WEST ALONG SAID NORTH LINE, 419.62 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE AFORESAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 13 MINUTES 49 SECONDS EAST ALONG THE SOUTH PROLONGATION OF THE AFORESAID WEST LINE, 35.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 35.00 FEET OF AFORESAID SOUTH HALF; THENCE NORTH 88 DEGREES 32 MINUTES 27 SECONDS EAST ALONG SAID SOUTH LINE, 419.98 FEET TO A POINT ON THE WEST LINE OF AFORESAID LANDS CONVEYED TO THE CITY OF LOCKPORT; THENCE NORTH 01 DEGREES 49 MINUTES 05 SECONDS WEST ALONG SAID WEST LINE, 35.00 FEET TO THE POINT OF BEGINNING (EXCEPTION), IN WILL COUNTY, ILLINOIS. CONTAINING 24.418 ACRES MORE OR LESS.

I DO FURTHER CERTIFY THAT:

1. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE BY ME.
2. THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP "FIRM" MAP PANEL NUMBER 17197C0070G, DATED FEBRUARY 15, 2019.
3. THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT, LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF LOCKPORT, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AMENDED.
4. THAT ALL REGULATIONS ENACTED BY THE WILL COUNTY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH.
5. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
6. UPON COMPLETION OF CONSTRUCTION, IDENTIFIED CONCRETE MONUMENTS AND IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF CHANGE IN THE BOUNDARY LIMITS, ACCORDING TO THE PLAT ACT AS AMENDED.

DATED AT CREST HILL, ILLINOIS THIS 30th DAY OF May, 2026, A.D.

PROFESSIONAL LAND SURVEYOR CHRISTOPHER M. PAPESH 035-003369 CREST HILL, ILLINOIS STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
EXPIRATION DATE 11/30/2026
GEOTECH INCORPORATED PROFESSIONAL DESIGN
FIRM NUMBER 184-000165

CERTIFICATE OF OWNERSHIP

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS IS TO CERTIFY THAT RALLY HOMES, LLC IS THE HOLDER OF RECORD TITLE TO THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN BY THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH AND THAT SAID RALLY HOMES, LLC HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

TO THE BEST OF OUR KNOWLEDGE THE PROPERTY DESCRIBED ON THIS PLAT, WHICH IS KNOWN AS THE ROYAL HIGHLANDS ESTATES IS LOCATED WITHIN THE BOUNDARY LIMITS OF LUDWIG-REED-WALSH ELEMENTARY SCHOOL DISTRICT NUMBER 92 AND LOCKPORT TOWNSHIP HIGH SCHOOL DISTRICT NUMBER 205.

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

RALLY HOMES, LLC
1010 JORIE BOULEVARD
OAK BROOK, ILLINOIS 60523

BY: _____
MANAGING PARTNER

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, MANAGING PARTNER, OF RALLY HOMES LLC, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AS MANAGING PARTNER OF RALLY HOMES LLC, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20_____, A.D.

_____
NOTARY PUBLIC

CERTIFICATE OF SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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

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

_____ _____
OWNER

_____
TOM CARROLL, P.E.
LISCENSE NUMBER 062-052783
EXPIRATION DATE: NOVEMBER 30, 2027

STATE HIGHWAY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO SECTION 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

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

_____
JOHN A. FORTMANN, P.E.
REGION ONE ENGINEER

CERTIFICATE OF COUNTY RECORDER

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, AFORESAID, ON

THIS _____ DAY OF _____, 20 _____, A.D. AT _____ O'CLOCK _____.M.

_____
WILL COUNTY RECORDER

CERTIFICATE OF CORPORATE AUTHORITIES APPROVAL

STATE OF ILLINOIS)
COUNTY OF WILL) SS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF LOCKPORT, WILL COUNTY, ILLINOIS, AT A MEETING HELD

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

ATTEST: _____
CITY CLERK

BY: _____
MAYOR
222 E. 9TH STREET
LOCKPORT, ILLINOIS 60441

CERTIFICATE OF PLANNING COMMISSION

STATE OF ILLINOIS)
COUNTY OF WILL) SS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LOCKPORT, WILL COUNTY, ILLINOIS, AT A MEETING HELD

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

ATTEST: _____
SECRETARY

BY: _____
CHAIRMAN

CERTIFICATE OF CITY COLLECTOR

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY DESCRIBED IN THE PLAT HEREON DRAWN. CITY OF LOCKPORT, WILL COUNTY, ILLINOIS.

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

_____
CITY COLLECTOR

CERTIFICATE OF CITY ENGINEER

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, CITY ENGINEER OF THE CITY OF LOCKPORT, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THIS PLAT AND PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM REQUIREMENTS OF THE CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVE JURISDICTION THEREOF.

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

_____
LOCKPORT CITY ENGINEER

_____
REGISTRATION NUMBER

CERTIFICATE OF TAX MAPPING AND PLATTING

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT.

THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP NO. _____ AND IDENTIFIED AS

PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN) _____

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

_____
DIRECTOR

CERTIFICATE OF COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES OR UNPAID CURRENT GENERAL TAXES AGAINST ANY OF THE ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES. GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS,

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

_____
WILL COUNTY CLERK

GJN22011

1

GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

ROYAL HIGHLANDS ESTATES

FINAL PLAT OF SUBDIVISION
DRAWN BY: CP JOB # GJN22011
CHECKED BY: CP/CT DATE: 04/27/2026

DATE BY REVISION

FINAL PLAT OF
ROYAL HIGHLANDS ESTATES

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

60 0 60 120

Scale: 1" = 60'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N88°32'27"E	20.53
L2	N88°32'27"E	27.55
L3	S88°32'27"W	20.40
L4	N80°36'37"E	21.29
L5	S1°27'33"E	21.00
L6	N88°32'27"E	2.64
L7	S88°32'27"W	15.00
L9	N74°31'09"W	17.26
L10	N74°31'09"W	20.40

Curve Table				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	103.00	32.71	N82°21'43"W	32.57
C2	97.00	30.80	S82°21'43"E	30.67
C3	333.00	80.73	N84°30'52"W	80.53
C4	333.00	17.73	N76°02'39"W	17.73
C5	267.00	78.94	S82°59'21"E	78.65
C6	267.00	36.96	N84°34'32"E	36.93
C7	333.00	41.09	S84°08'43"W	41.06
C8	333.00	5.00	S88°06'38"W	5.00
C9	72.00	44.84	N70°41'53"E	44.12
C10	72.00	68.25	N25°41'53"E	65.73
C11	138.00	3.50	N0°43'57"W	3.50
C12	138.00	61.36	N12°43'58"E	60.86
C13	138.00	61.90	N38°19'18"E	61.38
C14	138.00	61.90	N64°01'19"E	61.38
C15	138.00	28.10	N82°42'23"E	28.06
C16	267.00	4.91	S88°00'49"W	4.91
C17	267.00	32.04	S84°02'54"W	32.02
C18	333.00	46.09	N84°34'32"E	46.05
C19	333.00	64.90	S85°52'34"E	64.80
C20	333.00	33.56	S77°24'22"E	33.54
C21	267.00	78.94	N82°59'21"W	78.65
C22	97.00	30.80	S79°26'36"W	30.67
C23	103.00	32.71	N79°26'36"E	32.57

R-1 LOTS

PUBLIC STREET

R-1 LOTS (1-13 & 37-49)
FRONT YARD SETBACK = 30 FEET
REAR YARD SETBACK = 25 FEET
INTERIOR SIDE YARD = 10 FEET
REAR YARD EASEMENT = 10 FEET
SIDE YARD EASEMENT = 7.5 FEET
FRONT YARD EASEMENT = 10 FEET

ALL EASEMENTS ARE PUBLIC UTILITY & DRAINAGE EASEMENTS (PUDE)

R-2 LOTS

PUBLIC STREET

R-2 LOTS (15-35)
FRONT YARD SETBACK = 25 FEET
REAR YARD SETBACK = 10 FEET
INTERIOR SIDE YARD = 6 FEET
(MIN. 15 FEET BETWEEN BUILDINGS)
REAR YARD EASEMENT = 10 FEET
SIDE YARD EASEMENT = 6 FEET
FRONT YARD EASEMENT = 10 FEET

ALL EASEMENTS ARE PUBLIC UTILITY & DRAINAGE EASEMENTS (PUDE).

GENERAL NOTES:

1. DE DENOTES DRAINAGE EASEMENT.
2. PUDE DENOTES PUBLIC UTILITY AND DRAINAGE EASEMENT.
3. PUD&LE DENOTES PUBLIC UTILITY, DRAINAGE, & LANDSCAPE EASEMENT.
4. PUDL&NAE DENOTES PUBLIC UTILITY, DRAINAGE, LANDSCAPE, & NON-ACCESS EASEMENT.
5. BSL DENOTES BUILDING SETBACK LINE. ALL LOT LINES ADJACENT TO THE RIGHT OF WAYS HAVE A 30-FOOT BUILDING SETBACK LINE. ALL LOTS HAVE A 30-FOOT REAR YARD BUILDING SETBACK LINE, AND ALL INTERIOR SIDE YARDS HAVE A 10-FOOT BUILDING SETBACK LINE.
6. THE HOMEOWNERS ASSOCIATION, CONSISTING OF LOTS 1 THRU 13, 15 THRU 35, AND 37 THRU 49; WILL OWN AND MAINTAIN LOTS 14 AND 36.
7. THE ISLAND WITHIN THE RIGHT OF WAY OF ROYAL DRIVE, AT THE ENTRANCE WITH SMITH ROAD WILL BE LANDSCAPED AND HAVE A MONUMENT SIGN IDENTIFYING THE NAME OF THE SUBDIVISION. MAINTENANCE OF THIS ISLAND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
8. THE BASIS OF BEARING AND COORDINATES FOR THIS DEVELOPMENT, AS SHOWN, ARE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE DATUM [NAD83 (2011 ADJUSTMENT)] GRID COORDINATES.
9. THE SOUTH HALF OF 141ST STREET HAS A COMMONWEALTH EDISON COMPANY EASEMENT (PER DOC. NO. 855162).
10. THE LANDS LOCATED WITHIN ARCHER AVENUE AND SMITH ROAD RIGHT OF WAYS, HAVE PUBLIC UTILITY EASEMENTS (PER DOC. NOS. 295777, 855162, AND R77-44119)
11. ■ PM - INDICATES 9/16" IRON ROD SET IN CONCRETE.

EASEMENT PROVISIONS

UTILITY AND DRAINAGE EASEMENT PROVISIONS

An exclusive easement (unless shown hereon as a nonexclusive right, i.e. in common with other grantees) is hereby reserved for and granted to the City of Lockport, Illinois (hereinafter "the City") and its successors and assigns for the installation, maintenance, relocation renewal and removal of improvements and appurtenances to serve these and other lands with sanitary sewers, storm sewers, drainage and stormwater management facilities, water main, pedestrian paths, municipal signage, facilities for the transmission and distribution of electricity, sounds and signals, and other municipal or public utility purposes designated by the City over, under and upon the areas heron designated as "City Utility and Drainage Easement".

The Owner of the affected land shall reimburse the City for all costs of restoration of said areas due to the installation, maintenance, relocation, renewal or removal of said improvement and appurtenances (excluding public utility company facilities). Said costs shall include the costs of returning said areas to their original condition and shall include, but not be limited to, landscaping, fencing and paving.

No structure shall be erected over said areas, but said areas may be used for landscaping, fencing, parking, or other purposes, if such usage is approved by the City and does not interfere with the operation or maintenance of the aforementioned utilities and drainage facilities. Facilities by others shall be permitted to cross City Utility and Drainage Easements at right angles thereto; however no electrical transformers, switching equipment, junction boxes or other similar structures shall be erected within the easement due to such crossings.

EASEMENT PROVISIONS

PUBLIC UTILITY EASEMENT PROVISIONS

A permanent non-exclusive easement is hereby reserved for and granted to the City of Lockport ("the City") and to those public utility companies operating under franchise from the City, including but not limited to, Commonwealth Edison Company, NICOR Gas Company, AT&T, Comcast, and their successors and assigns, over all the areas marked hereon as "Public Utility Easement" for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various transmission and distribution systems, together with any and all necessary manholes, junction boxes, controllers, transformers, switchgears, utility poles, appliances and other structures and appurtenances as may be deemed necessary by the City over, under, upon, along and through said indicated easement, together with right of access across the property for necessary workers and equipment to do any of the above work. The right is also granted to cut, trim or remove any trees, shrubs, or other plants within the easement.

STORMWATER MANAGEMENT AREA MAINTENANCE PROVISIONS

Owner, on behalf of itself, its successors and assigns, and all future holders of title to the property which is the subject of this plat (collectively, the "Owner"), hereby covenants and agrees with the City of Lockport, Illinois (the "City") as follows:

Owner shall maintain, operate and repair the portions of the property identified on this plat as the "Stormwater Management Easement" at all times in a manner consistent with the plans and specifications approved by the City (and upon request, furnish proof of compliance therewith). The Owner grants to the City and its designees the right of access upon, over and across the property to inspect the Stormwater Management Easement and to perform any maintenance of said easement (and to store equipment necessary therefore) which the Owner has failed to perform, if such failure continues for thirty (30) days after written notice from the City of such failure. The City may enter upon the property and perform such work as should have been undertaken by the Owner without notice to the Owner in an emergency (e.g. where personal injury or material damage to property may be imminent). The Owner shall be liable for the cost of any maintenance so performed by the City and shall promptly reimburse the City for such costs, with interest at a statutory pre-judgment rate calculated from the date of expenditure. Upon recordation by the City of a claim for reimbursement, the City shall have a foreclosable lien upon the property to secure reimbursement.

In addition to other remedies provided for above, upon Owner's failure to maintain the Stormwater Management Easement (after notice where required as aforesaid), the City shall be entitled to all remedies at law or equity to enforce this agreement, including all remedies for the abatement of a nuisance, which remedies shall be cumulative and not exclusive. If a judgment is entered against the Owner, the Owner shall pay all reasonable attorneys' fees and costs of the City. The City shall not be liable to Owner or any party claiming through the Owner for any damage caused by it in the performance of any maintenance undertaken pursuant to this agreement, unless such damage is caused by wanton or willful conduct. Failure to enforce a right granted hereunder shall not be deemed a waiver of such right or any other rights hereunder. No party shall be liable for failure to enforce the provisions hereof.

The Owner reserves unto itself all rights not materially inconsistent with these provisions, including the right to improve the property and to grant easements and other rights and interests in and to said property.

The Owner's obligations under these provisions may be assumed by an Owners' Association. Upon written notice of such assumption, any notice of non-performance by the City shall be given to such Owners' Association. However, each Owner (if there is then more than one) is and shall remain individually and collectively liable for all of the obligations of an Owner hereunder if the Association fails to perform such obligations. If title to all or any part of the property is vested in a land trust, any beneficiaries thereof shall be personally liable for all obligations imposed hereby on the Owner of such property or portion thereof so owned.

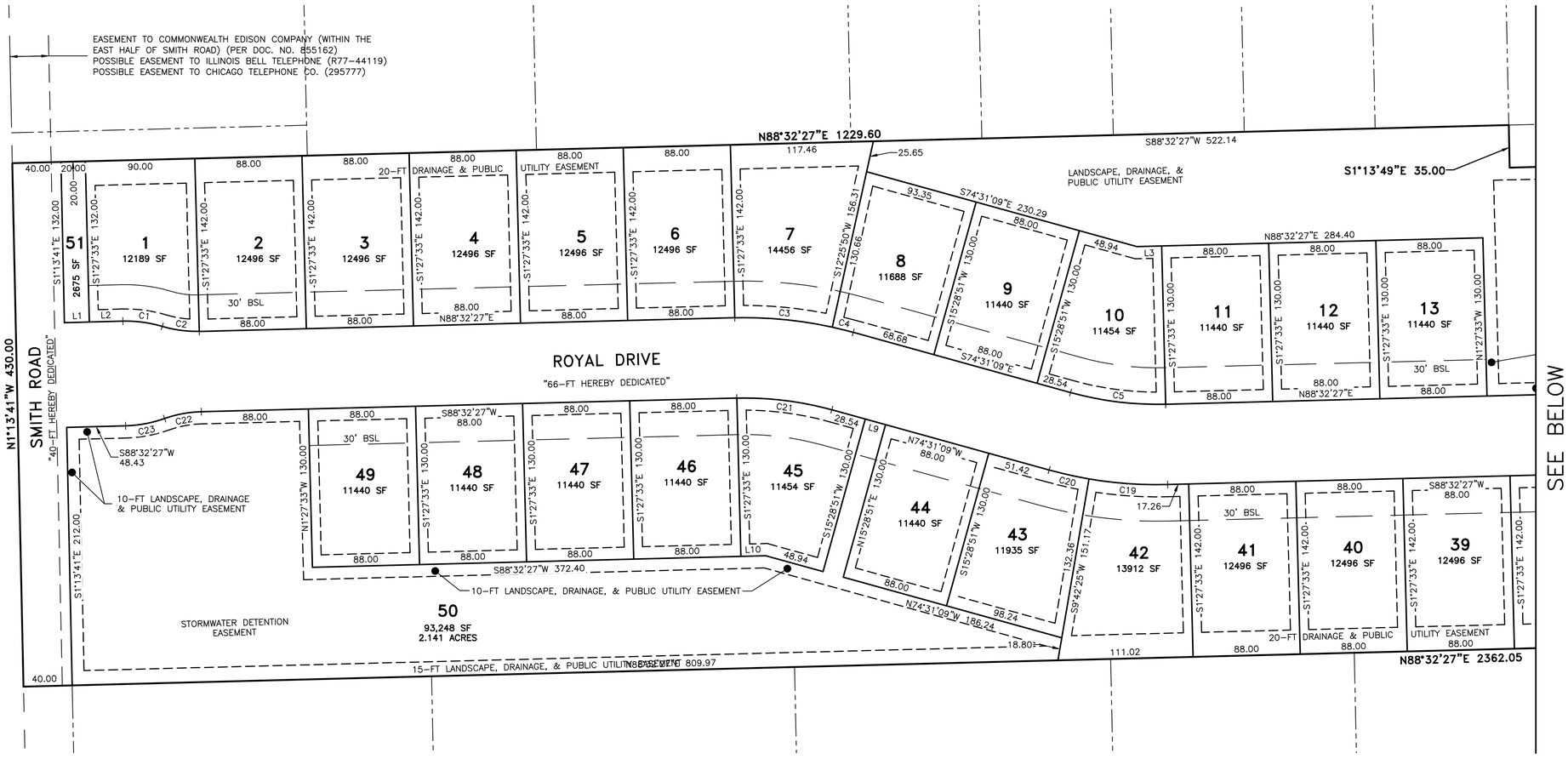
EASEMENT PROVISIONS

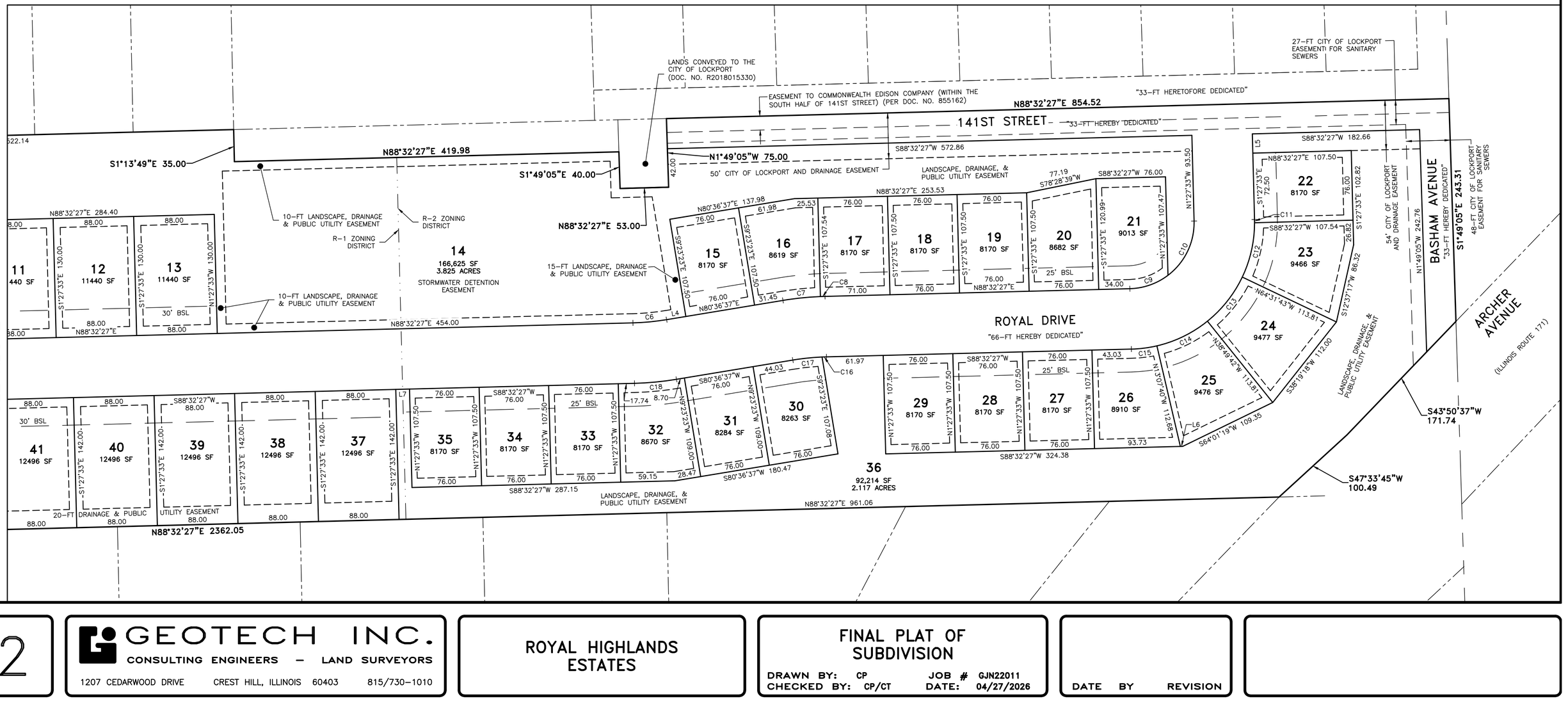
An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to

COMMONWEALTH EDISON COMPANY, AMERITECH TELEPHONE COMPANY, APPLICABLE CABLE TELEVISION COMPANY, GRANTEES

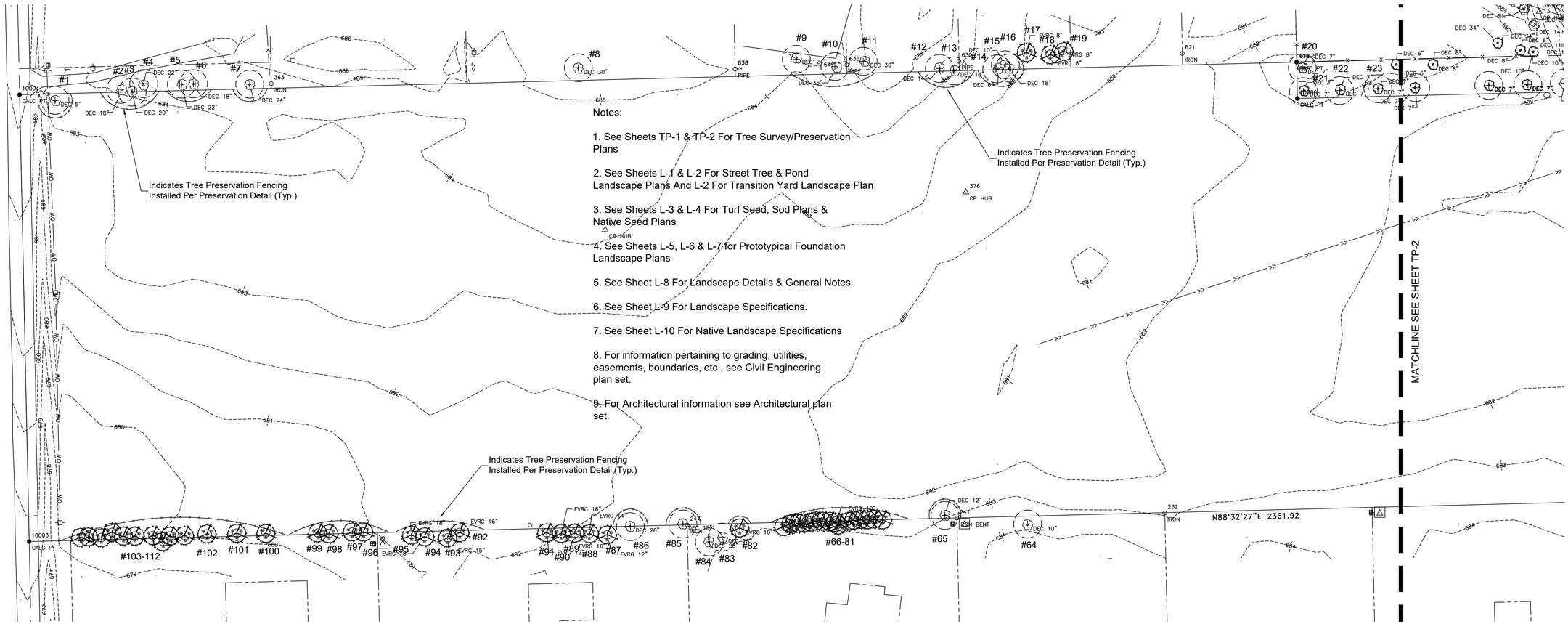
their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as a "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" without the prior written consent of grantees. After installation of any such facilities the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(e), as amended from time to time. The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by other terms such as, "outlots", "common elements", "open space", "open area", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment. Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NI-Gas") to install, operate, maintain, repair and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement," "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NI-Gas' facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NI-Gas. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.
The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time. The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.





GJN22011 2	GEOTECH INC. CONSULTING ENGINEERS - LAND SURVEYORS 1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010	ROYAL HIGHLANDS ESTATES	FINAL PLAT OF SUBDIVISION DRAWN BY: CP JOB # GJN22011 CHECKED BY: CP/CT DATE: 04/27/2026	DATE BY REVISION



Notes:

1. See Sheets TP-1 & TP-2 For Tree Survey/Preservation Plans

2. See Sheets L-1 & L-2 For Street Tree & Pond Landscape Plans And L-2 For Transition Yard Landscape Plan

3. See Sheets L-3 & L-4 For Turf Seed, Sod Plans & Native Seed Plans

4. See Sheets L-5, L-6 & L-7 for Prototypical Foundation Landscape Plans

5. See Sheet L-8 For Landscape Details & General Notes

6. See Sheet L-9 For Landscape Specifications.

7. See Sheet L-10 For Native Landscape Specifications

8. For information pertaining to grading, utilities, easements, boundaries, etc., see Civil Engineering plan set.

9. For Architectural information see Architectural plan set.

TREE ACTION PLAN: 2026-06-12

Tree Number	Common Name	DBH (in.) Height (ft)	Remove	Remain
1	Hackberry	5		X
2	Honeylocust	18		X
3	Honeylocust	20		X
4	Honeylocust	22		X
5	Silver Maple	22		X
6	Mulberry	18		X
7	DEAD			X
8	Cottonwood	30		X
9	Cottonwood	24		X
10	Cottonwood	36		X
11	Cottonwood	36		X
12	Boxelder	14		X
13	Boxelder	10		X
14		6		X
15		10		X
16		18		X
17	Austrian Pine	8		X
18	Austrian Pine	8		X
19	Austrian Pine	8		X
20	Red Maple	7		X
21	Red Maple	7		X
22	Red Maple	7		X
23	Red Maple	7		X
24	Red Maple	7		X
25	Red Maple	7		X
26	Red Maple	7		X
27	Red Maple	10		X
28	Red Maple	10		X
29	Red Maple	10		X
30	Red Maple	10		X
31	Red Maple	10		X
32	Red Maple	2		X
33	Red Maple	2		X
34	Red Maple	2		X
35	Red Maple	2		X
36	Red Maple	2		X
37	Poplar	6		X
38	Poplar	7		X
39	Maple	8		X
40	DEAD			X
41	Pear	8		X
42	Norway Spruce	10		X
43	Green Spruce	6		X
44	Mulberry	30		X
45	Norway Spruce	3		X
46	N0rway Spruce	12		X
47	Green Spruce	7		X
48	Blue Spruce	7		X
49	Austrian Pine	6		X
50	Austrian Pine	18		X
51	Austrian Pine	3		X
52	Austrian Pine	1		X
53	Austrian Pine	8		X
54	Blue Spruce	9		X
55	Austrian Pine	8		X
56	Blue Spruce	10		X
57	White Pine	6		X
58	Austrian Pine	9		X
59	Blue Spruce	5		X
60	Austrian Pine	4		X
61	Austrian Pine	4		X
62	Austrian Pine	6		X
63	Austrian Pine	4		X
64	Norway Maple	10		X
65	Silver Maple	12		X
66	Arborvitae	10		X
67	Arborvitae	10		X
68	Arborvitae	10		X
69	Arborvitae	10		X
70	Arborvitae	10		X
71	Arborvitae	10		X
72	Arborvitae	10		X
73	Arborvitae	10		X
74	Arborvitae	10		X
75	Arborvitae	10		X
76	Arborvitae	10		X
77	Arborvitae	10		X
78	Arborvitae	10		X
79	Arborvitae	10		X
80	Arborvitae	10		X
81	Arborvitae	10		X
82	Austrian Pine	10		X
83	Silver Maple	28		X
84	Mulberry	28		X
85	Pear	15		X
86	Cottonwood	28		X
87	Green Spruce	12		X
88	Norway Spruce	14		X
89	Norway Spruce	16		X
90	Norway Spruce	16		X
91	Green Spruce	12		X
92	White Pine	16		X
93	White Pine	15		X
94	White Pine	18		X
95	White Pine	18		X
96	Green Spruce	24' H		X
97	Green Spruce	24' H		X
98	Green Spruce	24' H		X
99	Green Spruce	24' H		X
100	White Pine	24' H		X
101	White Pine	24' H		X
102	Blue Spruce	24' H		X
103	Blue Spruce	24' H		X
104	Blue Spruce	24' H		X
105	White Pine	24' H		X
106	Blue Spruce	24' H		X
107	Blue Spruce	20' H		X
108	Blue Spruce	20' H		X
109	Blue Spruce	20' H		X
110	Blue Spruce	15' H		X
111	Blue Spruce	10' H		X
112	Blue Spruce	8' H		X

EXISTING PLANT MATERIAL LEGEND

#35 Existing Deciduous Shade Tree To Remain

#88 Existing Evergreen Tree To Remain

Know what's below. Call before you dig.

SCALE 1" = 50'

0 40 100

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REVISIONS

2 - Per City Of Lockport Review 2026-08-31

1 - Per City Of Lockport Review 2026-08-07

ROYAL HIGHLANDS ESTATES

Basham Dr. & 141st Street
Lockport, Illinois

STATE OF ILLINOIS
RONALD PLONKA
no. 157-000717
LANDSCAPE ARCHITECT

Expires: 2025-08-31

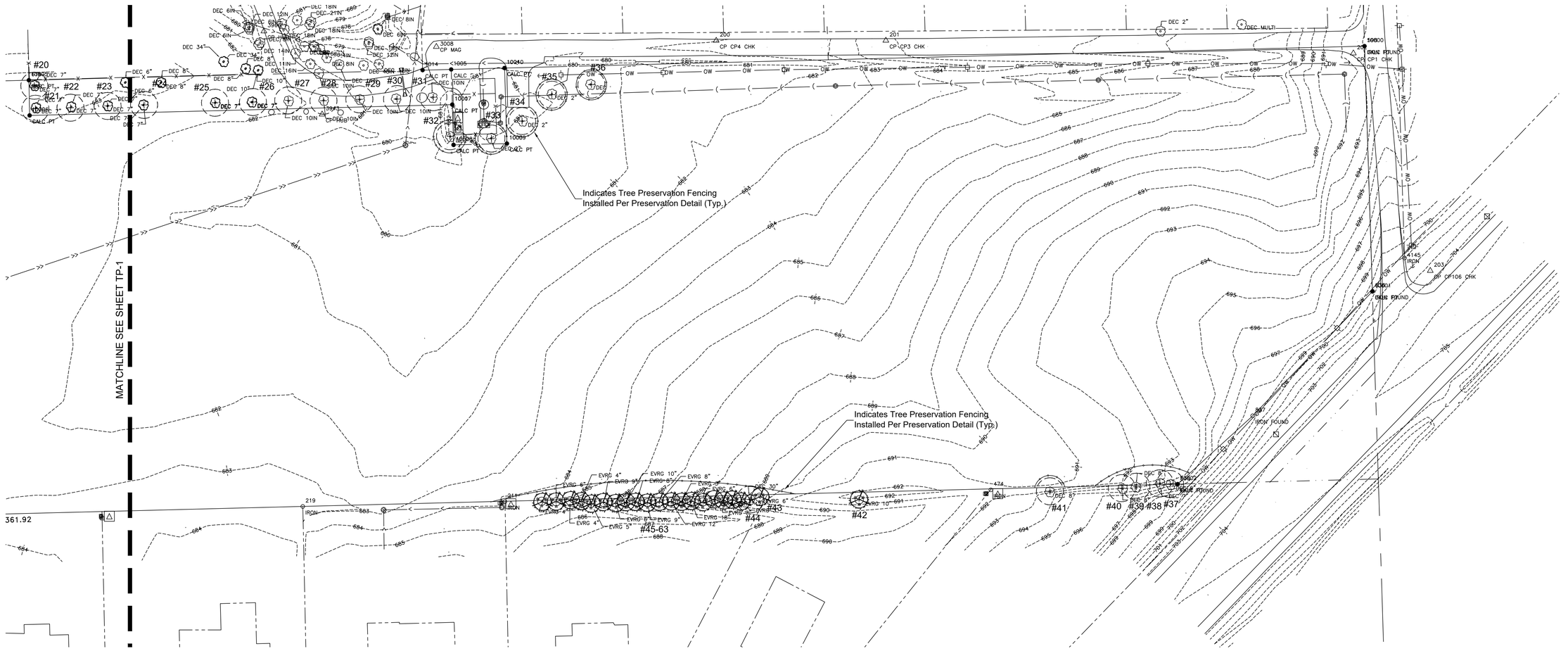
HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

TREE SURVEY & PRESERVATION PLAN- WEST HALF

DATE: 2026-06-26
SCALE: 1"=50'
PLANNER: RP
DRAWN BY: RP
CHECKED:

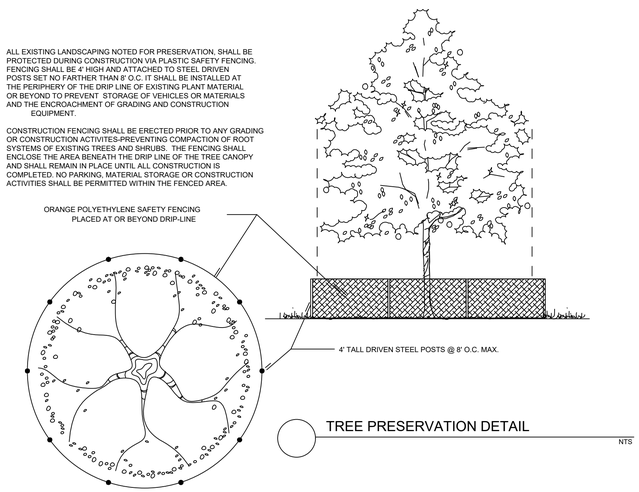
SHEET
TP-1

PROJECT NO.: 1426 - 2489



ALL EXISTING LANDSCAPING NOTED FOR PRESERVATION, SHALL BE PROTECTED DURING CONSTRUCTION VIA PLASTIC SAFETY FENCING. FENCING SHALL BE 4' HIGH AND ATTACHED TO STEEL DRIVEN POSTS SET NO FARTHER THAN 8' O.C. IT SHALL BE INSTALLED AT THE PERIPHERY OF THE DRIP LINE OF EXISTING PLANT MATERIAL OR BEYOND TO PREVENT STORAGE OF VEHICLES OR MATERIALS AND THE ENCROACHMENT OF GRADING AND CONSTRUCTION EQUIPMENT.

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITES-PREVENTING COMPACTION OF ROOT SYSTEMS OF EXISTING TREES AND SHRUBS. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.



TREE PRESERVATION DETAIL
NTS

EXISTING PLANT MATERIAL LEGEND

#35 — Existing Deciduous Shade Tree To Remain

#88 — Existing Evergreen Tree To Remain

Notes:

1. See Sheets TP-1 & TP-2 For Tree Survey/Preservation Plans

2. See Sheets L-1 & L-2 For Street Tree & Pond Landscape Plans And L-2 For Transition Yard Landscape Plan

3. See Sheets L-3 & L-4 For Turf Seed, Sod Plans & Native Seed Plans

4. See Sheets L-5, L-6 & L-7 for Prototypical Foundation Landscape Plans

5. See Sheet L-8 For Landscape Details & General Notes

6. See Sheet L-9 For Landscape Specifications.

7. See Sheet L-10 For Native Landscape Specifications

8. For information pertaining to grading, utilities, easements, boundaries, etc., see Civil Engineering plan set.

9. For Architectural information see Architectural plan set.

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0 50 100

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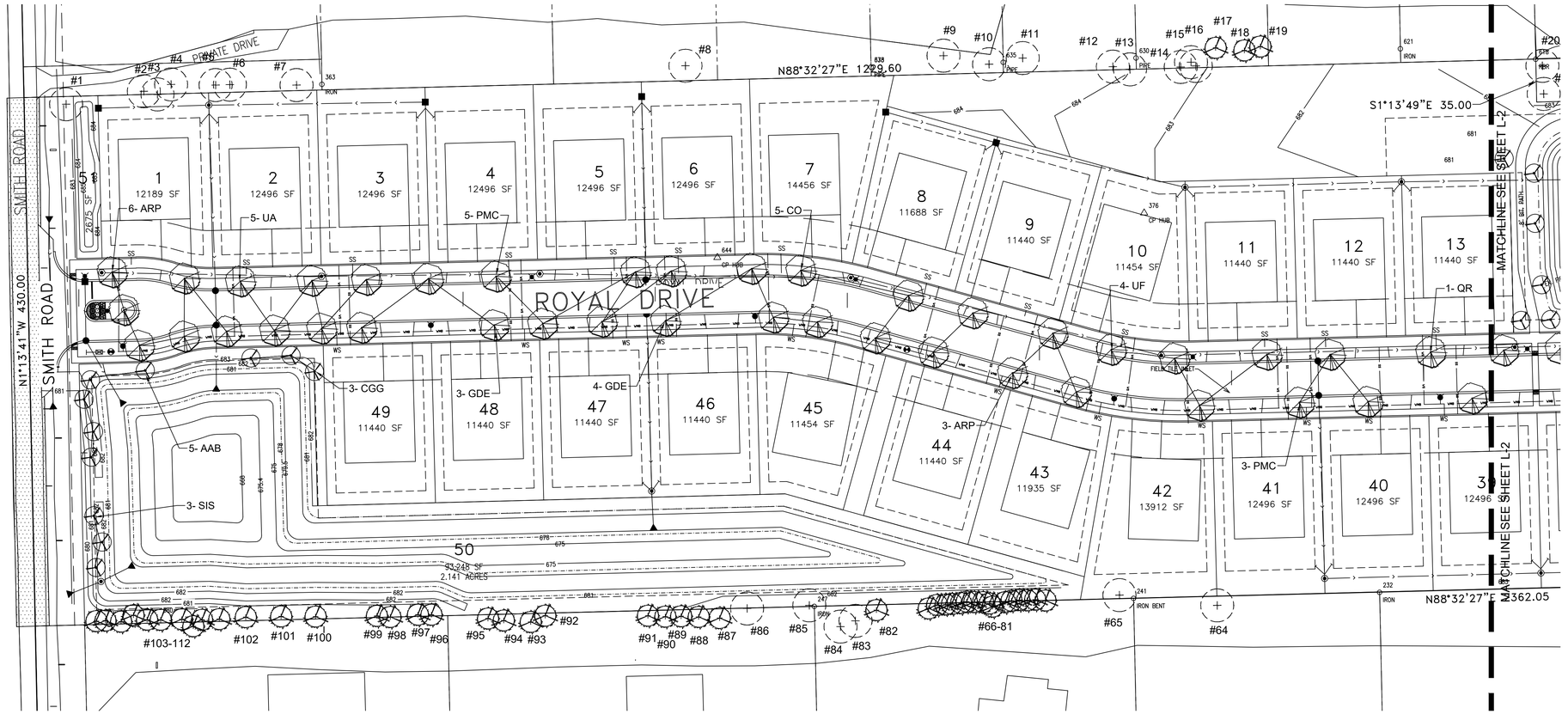
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Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

TREE SURVEY & PRESERVATION PLAN- EAST HALF

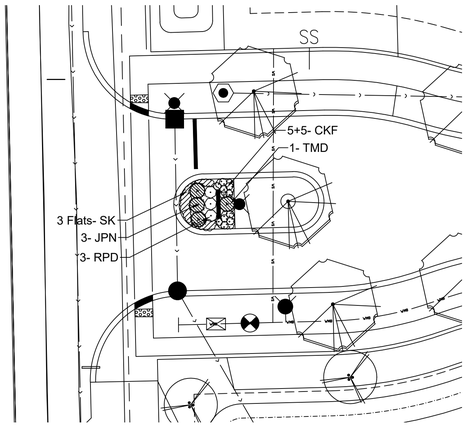
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PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
TP-2

PROJECT NO.: 1426 - 2489



STREET TREE & POND LANDSCAPE PLAN - WEST HALF



ENTRANCE MONUMENT LANDSCAPE PLAN

Notes: Monument plans/details will be prepared by others

STREET TREE PLANT LIST : (Royal Highlands Estates West Half, Lockport, IL) Rev: 2026-08-07

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
ARP	9	Acer r. 'Frank Jr.'	Redpoint Red Maple	2.5"BB
CO	5	Celtis occidentalis	Common Hackberry	2.5"BB
GDE	7	Gymnocladus d.'Espresso'	Espresso Ken.Coffeetree	2.5"BB
PMC	8	Platanus a. Morton Circle'	Exclamation Planetree	2.5"BB
QR	1	Quercus rubra	Red Oak	2.5"BB
UA	4	Ulmus 'Morton'	Accolade Elm	2.5"BB
UF	5	Ulmus 'Frontier'	Frontier Elm	2.5"BB

MATERIALS LIST:

6	CY	Mulch (Shredded Hardwood)
6	CY	Compost (Mushroom or Yard Waste)

NOTE: THE QUANTITIES ABOVE ARE SUPPLIED AS A CONVENIENCE; HOWEVER, ALL BIDDERS AND THE INSTALLING LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL QUANTITIES AND SHALL INSTALL ALL MATERIALS AS NEEDED TO REFLECT THE MATERIALS ILLUSTRATED AND SPECIFIED ON THE LANDSCAPE PLANS.

PLANT LIST COMMON AREAS: (Royal Highlands Estates West Half, Lockport, IL) Rev: 2026-08-07

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS ORNAMENTAL TREES				
AAB	5	Amelanchier g. "Autumn Brilliance"	Autumn Brilliance Serviceberry	6'BB
CGG	3	Cornus . 'Golden Glory'	Golden Glory Dogwood	6'BB
SIS	3	Syringa r. 'Ivory Silk'	Ivory Silk Tree Lilac	6'BB
DECIDUOUS SHRUBS				
RPD	3	Rosa 'Meijocos'	Pink Drift Shrub Rose	3 Gal.
EVERGREEN SHRUBS				
JPN	3	Juniperus p. 'Nana'	Dwarf Japanese Garden	3 Gal.
TMD	1	Taxus m. 'Densiformis'	Dense Yew	5 Gal.
		Juniper		
ORNAMENTAL GRASSES & GROUNDCOVERS				
CKF	10	Calamagrostis 'Karl Foerster'	Karl Foerster Reed Grass	1 Gal.
SK	3	Sedum kamtschaticum	Yellow Sedum	24 Flat

MATERIALS LIST:

4	CY	Mulch (Shredded Hardwood)
4	CY	Compost (Mushroom or Yard Waste)

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ROYAL HIGHLANDS ESTATES

Basham Dr. & 141st Street
Lockport, Illinois

STATE OF ILLINOIS
RONALD PLONKA
PRINCIPAL
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Expires: 2027-08-31

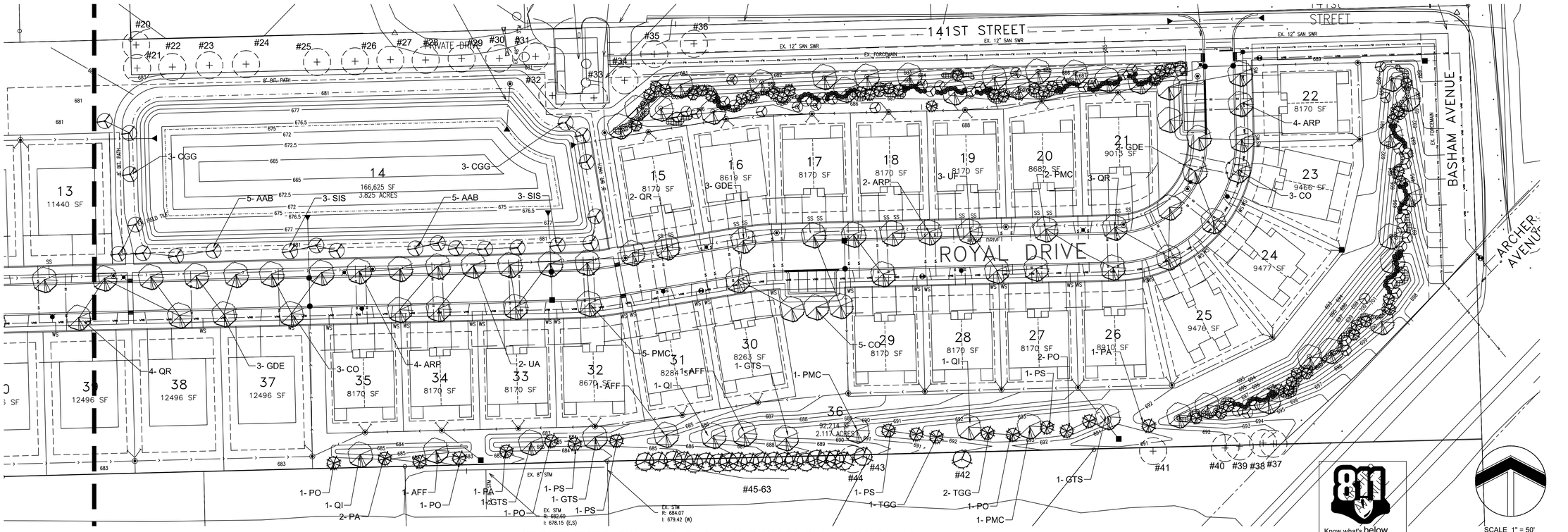
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Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

OVERALL SITE LANDSCAPE PLAN- WEST HALF

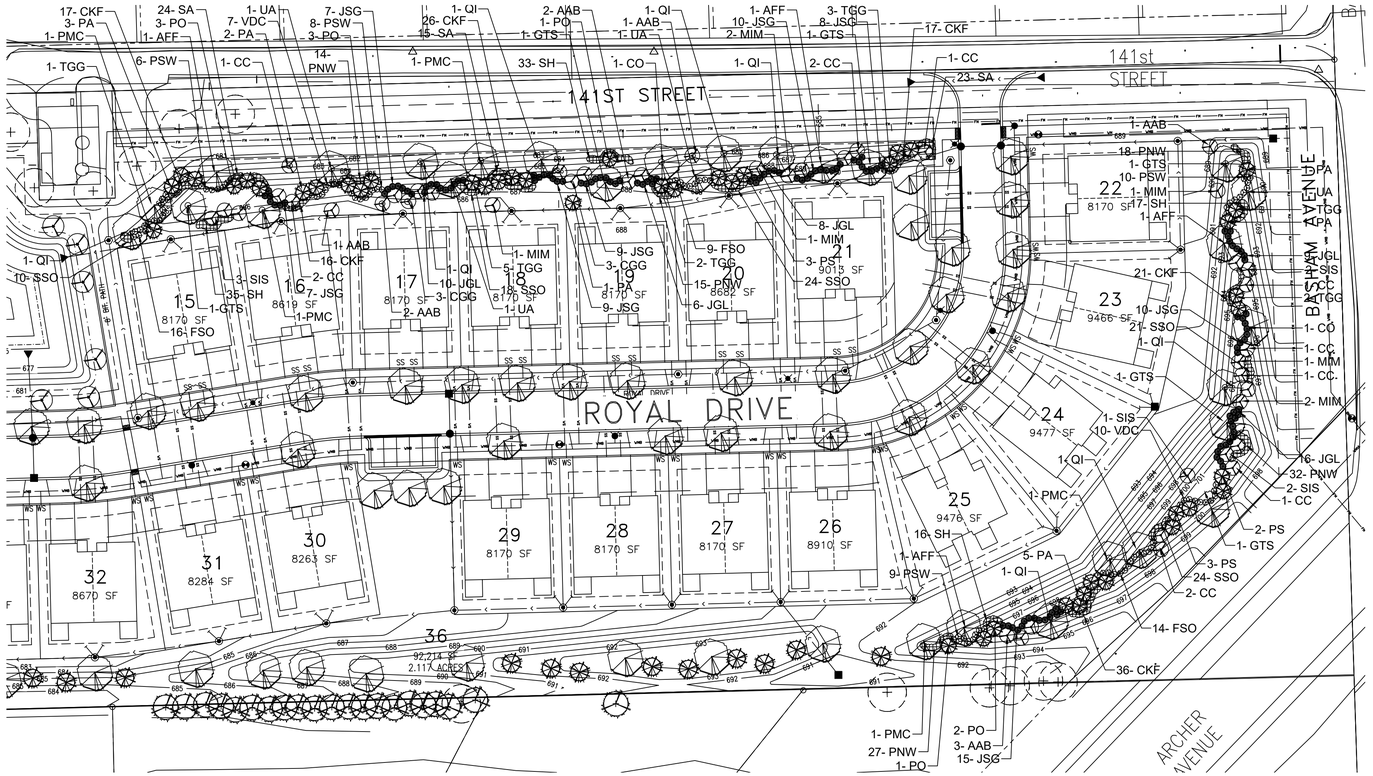
DATE: 2026-06-26
SCALE: 1"=50'
PLANNER: RP
DRAWN BY: RP
CHECKED: _____

SHEET L-1

PROJECT NO.: 1426 - 2489



STREET TREE, POND & S. BERM LANDSCAPE PLAN - EAST HALF



TRANSITION YARD LANDSCAPE PLAN - LOTS 15-25

PLANT LIST COMMON AREAS: (East Half Royal Highlands Estates, Lockport, IL) Rev: 2026-08-07

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
AFF	7	Acer s. 'Fall Fiesta'	Fall Fiesta Sugar Maple	2.5"BB
CO	2	Celtis occidentalis	Common Hackberry	2.5"BB
GTS	10	Gleditsia t. I 'Skycole'	Skyline Honeylocust	2.5"BB
PMC	7	Platanus a. Morton Circle'	Exclamation Planetree	2.5"BB
QI	11	Quercus imbricaria	Shingle Oak	2.5"BB
UA	4	Ulmus 'Morton'	Accolade Elm	2.5"BB
DECIDUOUS ORNAMENTAL TREES				
AAB	20	Amelanchier g. "Autumn Brilliance"	Autumn Brilliance Serviceberry	6'BB
CC	12	Cercis canadensis	Eastern Red Bud	6'BB
CGG	12	Cornus . 'Golden Glory'	Golden Glory Dogwood	6'BB
MIM	8	Malus 'Indian Magic'	Indian Magic Crabapple	6'BB
SIS	14	Syringa r. 'Ivory Silk'	Ivory Silk Tree Lilac	6'BB
EVERGREEN TREES				
PA	17	Picea abies	Norway Spruce	6'BB
PO	16	Picea omorika	Serbian Spruce	6'BB
PS	12	Pinus strobus	White Pine	6'BB
TGG	17	Thuja p. 'Green Giant'	Green Giant Arborvitae	6'BB
DECIDUOUS SHRUBS				
FSO	39	Forsythia x 'Mindor'	Show Off Forsythia	5 Gal.
PSW	33	Physocarpus o. 'Seward'	Summer Wine Ninebark	5 Gal.
VDC	17	Viburnum d. 'Christholm'	Blue Muffin Viburnum	5 Gal.
EVERGREEN SHRUBS				
JGL	49	Juniperus c. 'Gold Lace'	Gold Lace Juniper	5 Gal.
JSG	75	Juniperus c. 'Sea Green'	Sea Green Juniper	5 Gal.
ORNAMENTAL GRASSES				
CKF	133	Calamagrostis 'Karl Foerster'	Karl Foerster Reed Grass	1 Gal.
PNW	106	Panicum v. 'Northwind'	Northwind Switch Grass	1 Gal.
SSO	97	Schizachyrium s. 'Standing Ovation'	Standing Ovation Little Bluestem	1 Gal.
SA	62	Sesleria autumnalis	Autumn Moor Grass	1 Gal.
SH	101	Sporobolis heterolepis	Prairie Dropseed	1 Gal.

MATERIALS LIST:

120	CY	Mulch (Shredded Hardwood)
120	CY	Compost (Mushroom or Yard Waste)

NOTE: THE QUANTITIES ABOVE ARE SUPPLIED AS A CONVENIENCE; HOWEVER, ALL BIDDERS AND THE INSTALLING LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL QUANTITIES AND SHALL INSTALL ALL MATERIALS AS NEEDED TO REFLECT THE MATERIALS ILLUSTRATED AND SPECIFIED ON THE LANDSCAPE PLANS.

PLANT LIST STREET TREES : (East Half Royal Highlands Estates, Lockport, IL) Rev: 2026-08-07

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
ARP	10	Acer r. 'Frank Jr.'	Redpoint Red Maple	2.5"BB
CO	11	Celtis occidentalis	Common Hackberry	2.5"BB
GDE	8	Gymnocladus d.'Espresso'	Espresso Ken.Coffeetree	2.5"BB
PMC	7	Platanus a. Morton Circle'	Exclamation Planetree	2.5"BB
QR	9	Quercus rubra	Red Oak	2.5"BB
UA	2	Ulmus 'Morton'	Accolade Elm	2.5"BB
UF	3	Ulmus 'Frontier'	Frontier Elm	2.5"BB

MATERIALS LIST:

8	CY	Mulch (Shredded Hardwood)
8	CY	Compost (Mushroom or Yard Waste)

NOTE: THE QUANTITIES ABOVE ARE SUPPLIED AS A CONVENIENCE; HOWEVER, ALL BIDDERS AND THE INSTALLING LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL QUANTITIES AND SHALL INSTALL ALL MATERIALS AS NEEDED TO REFLECT THE MATERIALS ILLUSTRATED AND SPECIFIED ON THE LANDSCAPE PLANS.

Notes:

1. See Sheets TP-1 & TP-2 For Tree Survey/Preservation Plans
2. See Sheets L-1 & L-2 For Street Tree & Pond Landscape Plans And L-2 For Transition Yard Landscape Plan
3. See Sheets L-3 & L-4 For Turf Seed, Sod Plans & Native Seed Plans
4. See Sheets L-5, L-6 & L-7 for Prototypical Foundation Landscape Plans
5. See Sheet L-8 For Landscape Details & General Notes
6. See Sheet L-9 For Landscape Specifications.
7. See Sheet L-10 For Native Landscape Specifications
8. For information pertaining to grading, utilities, easements, boundaries, etc., see Civil Engineering plan set.
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REVISIONS

2 - Per City Of Lockport Review 2026-08-31

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ROYAL HIGHLANDS ESTATES

Basham Dr. & 141st Street
Lockport, Illinois

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RONALD PLONKA
no. 157-000717
LANDSCAPE ARCHITECT
Expires: 2027-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

OVERALL SITE LANDSCAPE PLAN- EAST HALF

DATE: 2026-06-26
SCALE: 1"=50'
PLANNER: RP
DRAWN BY: RP
CHECKED: _____

SHEET
L-2

PROJECT NO.: 1426 - 2489



LEGEND:

SOD

CONVENTIONAL TURF SEED (SEED & BLANKET)

TOUGH SHORELINE SEED MIX (SEED & BLANKET) FROM N.W.L. TO 3' UP SLOPE.

LO-PRO WET/MESIC PRAIRIE (SEED & BLANKET) FROM 3' UP SLOPE TO H.W.L.

SEED & TURF LIST SHEETS L-3 & L-4 : (Overall Royal Highlands Estates, Lockport, IL) REVISED: 2026-08-31

MATERIALS LIST:

13,900	SY	Sod (Mineral Based Only)
22,500	SY	Seed & Straw Blanket (Kentucky Bluegrass/Per. Rye Mix-See Specs & S75 Straw Blanket by North American Green)
900	SY	Tough Shoreline Seed Mix (Seed Mix by Genesis Nursery, Tampico, IL & C-125 Coconut Blanket by North American Green)
6,700	SY	Lo-Pro Wet/Mesic Prairie Seed Mix (Seed Mix by Genesis Nursery, Tampico, IL & S-150 Straw Blanket by North American Green)

*NOTE: SEED & BLANKET AND SOD QUANTITY IS APPROXIMATE. FINAL QUANTITY WILL BE DETERMINED BY LIMITS OF CONSTRUCTION AND DISTURBED AREAS

NOTE: THE QUANTITIES ABOVE ARE SUPPLIED AS A CONVENIENCE; HOWEVER, ALL BIDDERS AND THE INSTALLING LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL QUANTITIES AND SHALL INSTALL ALL MATERIALS AS NEEDED TO REFLECT THE MATERIALS ILLUSTRATED AND SPECIFIED ON THE LANDSCAPE PLANS.

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SCALE 1" = 50'

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ROYAL HIGHLANDS ESTATES

Basham Dr. & 141st Street
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STATE OF ILLINOIS
RONALD PLONKA
PRO. 157-000717
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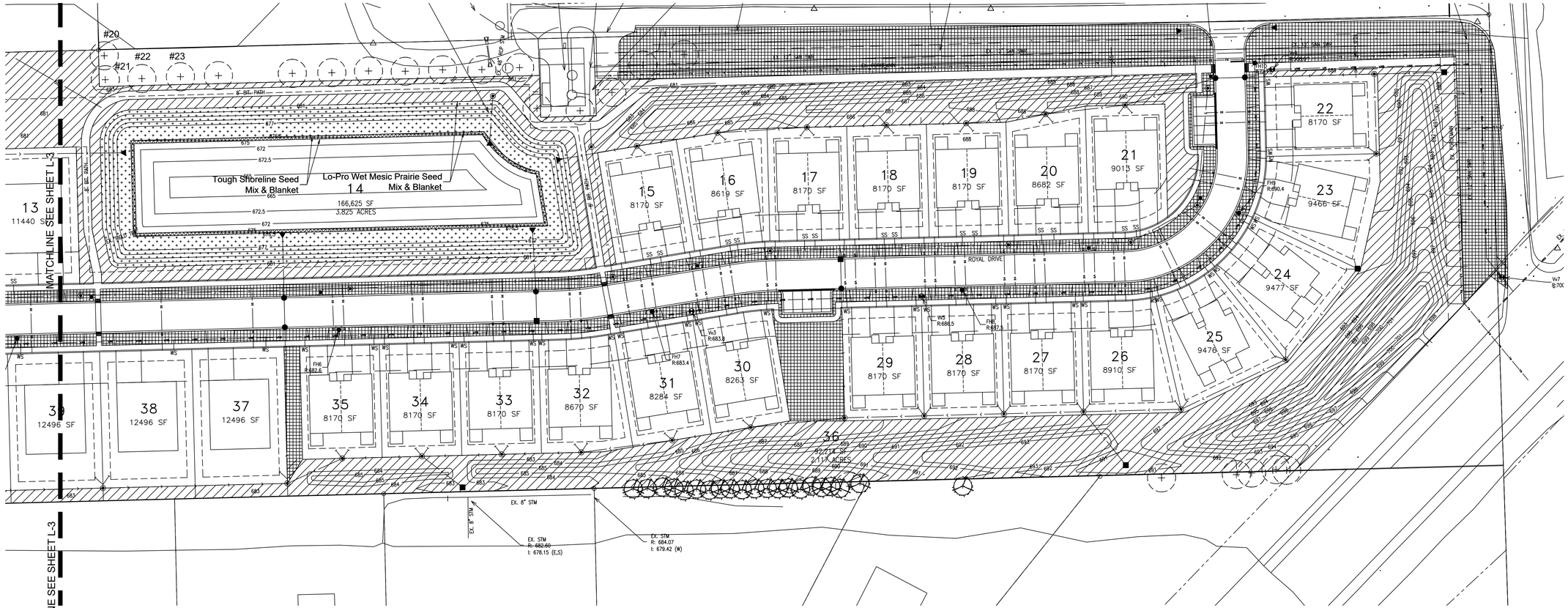
OVERALL SITE SEED & TURF PLAN- WEST HALF

DATE: 2026-06-26
SCALE: 1"=50'
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
L-3

PROJECT NO.: 1426 - 2489

CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATI



LEGEND:

- SOD
- CONVENTIONAL TURF SEED (SEED & BLANKET)
- TOUGH SHORELINE SEED MIX (SEED & BLANKET) FROM N.W.L. TO 3' UP SLOPE.
- LO-PRO WET/MESIC PRAIRIE (SEED & BLANKET) FROM 3' UP SLOPE TO H.W.L.

NOTE: SEE SHEET L-3 FOR MATERIALS LIST

Notes:

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HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

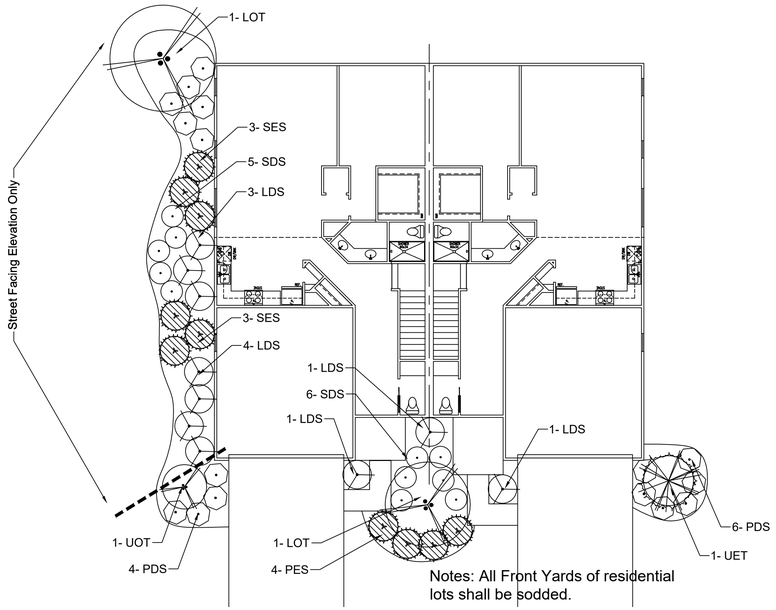
OVERALL SITE SEED & TURF PLAN- EAST HALF

DATE: 2026-06-26
SCALE: 1"=50'
PLANNER: RP
DRAWN BY: RP
CHECKED: _____

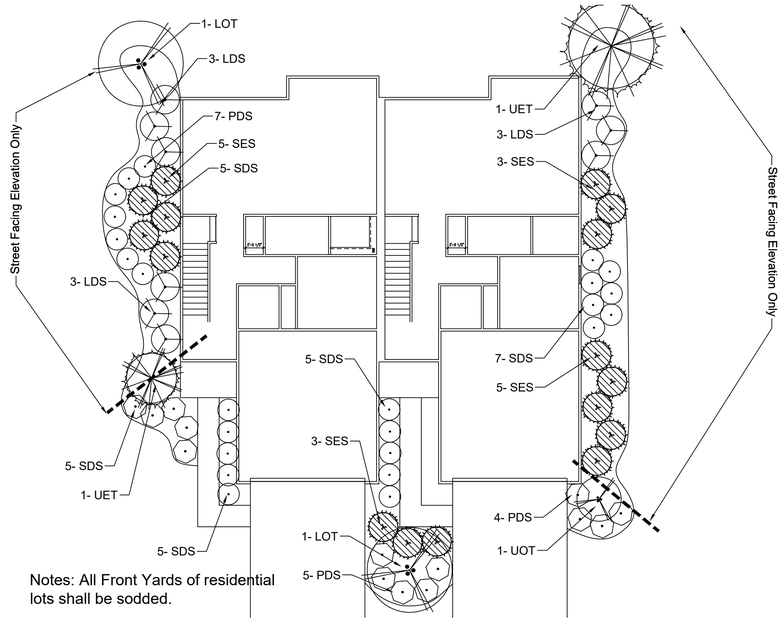
SHEET
L-4

PROJECT NO.: 1426 - 2489

CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.



Notes: All Front Yards of residential lots shall be sodded.



Notes: All Front Yards of residential lots shall be sodded.

Notes:

1. See Sheets TP-1 & TP-2 For Tree Survey/Preservation Plans

2. See Sheets L-1 & L-2 For Street Tree & Pond Landscape Plans And L-2 For Transition Yard Landscape Plan

3. See Sheets L-3 & L-4 For Turf Seed, Sod Plans & Native Seed Plans

4. See Sheets L-5, L-6 & L-7 for Prototypical Foundation Landscape Plans

5. See Sheet L-8 For Landscape Details & General Notes

6. See Sheet L-9 For Landscape Specifications.

7. See Sheet L-10 For Native Landscape Specifications

8. For information pertaining to grading, utilities, easements, boundaries, etc., see Civil Engineering plan set.

9. For Architectural information see Architectural plan set.

Notes:

1. While North/East & South/West Desigantions are assigned to plant material, the landscape contractor shall make the final determination in the field regarding sun/shade conditions and how it relates to plant selection.

2. All Front Yards of residential lots shall be sodded.

PLANT LIST : (Royal Highlands Estates, Lockport, IL)

North & East Facing Conditions – Plant Selections

KEY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
LARGE ORNAMENTAL TREES (LOT)			
LOT	Cercis canadensis	Eastern Redbud	6'/BB
	Amelanchier 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6'/BB
	Hamamelis x i. 'Arnold Promise'	Arnold Promise Witch Hazel	6'/BB
	Malus 'Jewelcole'	Red Jewel Crabapple	6'/BB
	Malus 'Prairiefire'	Prairiefire Crabapple	6'/BB
	Syringa r. 'Ivory Silk'	Ivory Silk Tree Lilac	6'/BB
	Viburnum prunifolium	Blackhaw Viburnum	6'/BB
UPRIGHT ORNAMENTAL TREES (UOT)			
UOT	Amelanchier 'Obelisk'	Standing Ovation Serviceberry	6'/BB
	Cercis c. 'Ruby Falls'	Ruby Falls Eastern Redbud	6'/BB
	Magnolia 'Jane'	Jane Magnolia	6'/BB
	Malus 'Raspberry Spear'	Raspberry Spear Crab.	6'/BB
	Malus 'Red Baron'	Red Baron Crabapple	6'/BB
	Malus 'Ivory Spear'	Ivory Spear Crabapple	6'/BB
	Viburnum p. 'Wilson'	Wilson Blackhaw Viburnum	6'/BB
UPRIGHT EVERGREEN TREES (UET)			
UET	Juniperus c. 'Blue Point'	Blue Point Upright Juniper	6'/BB
	Juniperus c. 'Fairview'	Fairview Upright Juniper	6'/BB
	Juniperus x. 'Blue Select'	Star Power Upright Juniper	6'/BB
Thuja o. 'Brabant'	Brabant Arborvitae	6'/BB	
	Thuja o. 'Winter Green'	Winter Green Arborvitae	6'/BB
LARGE DECIDUOUS SHRUBS (LDS) 36" Min. Height			
LDS	Cornus s. 'SMNCSBD'	Arctic Fire Yellow Dogwood	5 Gal.
	Cornus s. 'Isanti'	Isanto Redtwig Dogwood	% Gal.
	Diervilla . 'Kodiak Black'	Kodiak Black Diervilla	5 Gal.
	Euonymus a. 'Compactus'	Dwarf burning Bush	5 Gal.
	Hydrangea a. 'Abetwo'	Incrediball Hydrangea	5 Gal.
	Hydrangea q. 'Brenhill'	Gatsby Gall Oakleaf Hydrangea	3 Gal.
	Viburnum d. 'Christholm'	Blue Muffin Viburnum	5 Gal.

STANDARD DECIDUOUS SHRUBS (SDS) 24" Min. Height

SDS	Aronia 'UCONNAM166'	Low Scape Hedger Aronia	3 Gal.
	Diervilla 'SMNDSD'	Kodiak Red 2.0 Diervilla	3 Gal.
	Euonymus f. 'Emerald Gaiety'	Emerald Gaiety Euonym.	3 Gal
	Hydrangea p. 'Bailpanone'	Little Hottie Hydrangea	3 Gal.
	Itea v. 'Sprich'	Little Henry Itea	3 Gal.
	Ribies a. 'Green Mound'	Green Mound Alpine Currant	5 Gal.

PROSTRATE DECIDUOUS SHRUBS (PDS) 24" Min Width

PDS	Aronia m. 'UCONAMO12'	Ground Hug Aronia	3 Gal.
	Aronia m. 'UCONNAM165'	Low Scape Mound Aronia	3 Gal.
	Cotoneaster d. 'Nordic Carpet'	Nordic Carpet Cotoneaster	3 Gal.
	Forsythia 'NIMBUS'	Sugar Baby Forsythia	3 Gal.
	Spiraea j. 'NCXS1'	Double Play Candy Corn Spirea	3 Gal.

STANDARD EVERGREEN & BROADLEAF EVERGREEN SHRUBS (SES) 24" Height

SES	Buxus 'Green Velvet'	Green Velvet Boxwood	5 Gal.
	Euonymus f.'Emerald n Gold'	Emerald & Gold Euonymus	5 Gal.
	Euonymus f.'Vegetus'	Big-leaf Euonymus	5 Gal.
	Ilex g. 'Shamrock'	Shamrock Inkberry	3 Gal.
	Taxus m. 'densiformis'	Dense Yew	5 Gal.
	Taxus m. 'Taunton'	Taunton Yew	5 Gal.

PROSTRATE EVERGREEN SHRUBS (PES) 24" Min. Width

PES	Eunonymus f. 'Emerald & Gold'	Emerald & Gold Euonymus	3 Gal.
	Taxus . 'Everlow'	Everlow Yew	5 Gal.
	Microbiota d 'Celtic Pride	Celtic Pride Russian Arborvitae	3 Gal.

MATERIALS LIST

T.B.D.	CY	Mulch (Shredded Hardwood)
T.B.D.	CY	Compost (Mushroom or Yard Waste)
T.B.D.	SY	Seed (Blue Grass/Perennial Rye Mix) & Straw Blanket (SC75 by North American Green or Approved Equal)
T.B.D.	SY	Sod (Mineral Base)

NOTE: DUPLEX LOTS SHALL BE SOD FRONT & SIDEYARDS. REAR YARDS SHALL BE SEED & BLANKET W/ SOD ALTERNATE

NOTE: THE QUANTITIES ABOVE ARE SUPPLIED AS A CONVENIENCE. HOWEVER, ALL BIDDERS AND THE INSTALLING LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL QUANTITIES AND SHALL INSTALL ALL MATERIALS AS NEEDED TO REFLECT THE MATERIALS ILLUSTRATED AND SPECIFIED ON THE LANDSCAPE PLANS.

PLANT LIST : (Royal Highlands Estates, Lockport, IL)

South & East Facing Conditions – Plant Selections

KEY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
LARGE ORNAMENTAL TREES (LOT)			
LOT	Cercis canadensis	Eastern Redbud	6'/BB
	Amelanchier 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6'/BB
	Hamamelis x i. 'Arnold Promise'	Arnold Promise Witch Hazel	6'/BB
	Malus 'Jewelcole'	Red Jewel Crabapple	6'/BB
	Malus 'Prairiefire'	Praieriefire Crabapple	6'/BB
	Syringa r. 'Ivory Silk'	Ivory Silk Tree Lilac	6'/BB
	Viburnum prunifolium	Blackhaw Viburnum	6'/BB
UPRIGHT ORNAMENTAL TREES (UOT)			
UOT	Amelanchier 'Obelisk'	Standing Ovation Serviceberry	6'/BB
	Cercis c. 'Ruby Falls'	Ruby Falls Eastern Redbud	6'/BB
	Magnolia 'Jane'	Jane Magnolia	6'/BB
	Malus 'Raspberry Spear'	Raspberry Spear Crab.	6'/BB
	Malus 'Red Baron'	Red Baron Crabapple	6'/BB
	Malus 'Ivory Spear'	Ivory Spear Crabapple	6'/BB
	Viburnum p. 'Wilson'	Wilson Blackhaw Viburnum	6'/BB
UPRIGHT EVERGREEN TREES (UET)			
UET	Juniperus c. 'Blue Point'	Blue Point Upright Juniper	6'/BB
	Juniperus c. 'Fairview'	Fairview Upright Juniper	6'/BB
	Juniperus x. 'Blue Select'	Star Power Upright Juniper	6'/BB
Thuja o. 'Brabant'	Brabant Arborvitae	6'/BB	
	Thuja o. 'Winter Green'	Winter Green Arborvitae	6'/BB
LARGE DECIDUOUS SHRUBS (LDS)			
LDS	Forsythia 'Mindor'	Show Off Forsythia	5 Gal.
	Hydrangea . 'Bulk'	Quick Fire Hydrangea	5 Gal.
	Physocarpus o. 'Seward'	Summer Wine ninebark	5 Gal.
	Syringa p. 'Miss Kim'	Miss Kim Lilac	5 Gal.
	Viburnum x. 'Juddi'	Judd Viburnum	5 Gal.
MEDIUM DECIDUOUS SHRUBS (SDS)			
SDS	Clethera a. 'Sixteen Candles'	Sixteen Candles Clethera	3 Gal.
	Hydrangea p. 'Jane'	Little Lime Hydrangea	3 Gal.
	Hydrangea p. 'SMHPLQF'	Little Quick Fire Hydran	3 Gal.
	Physocarpus o. 'Donna May'	Little Devil Ninebark	3 Gal.

PROSTRATE DECIDUOUS SHRUBS (PDS)

PDS	Cotoneaster 'Hessei'	Hess Cotoneaster	3 Gal.
	Forsythia 'NIMBUS'	Sugar Baby Forsythia	3 Gal.
	Hydrangea p. 'ILVOBO'	Bobo Hydrangea	3 Gal.
	Hydrangea p. 'SMNHPK'	Fire Light Tidbit hydran.	3 Gal.
	Rosa 'Meijocos'	Drft Pink Rose	3 Gal.
	Rosa 'NOA83100B"	Pink Supreme Flower Carpet Rose	3 Gal.
	Spiraea j. 'NCSX2'	Double Play Doozie Spirea	3 Gal.

EVERGREEN & BROADLEAF EVERGREEN SHRUBS (SES)

SES	Euonymus f.'Emerald n Gold'	Emerald & Gold Euonymus	5 Gal.
	Euonymus f.'Vegetus'	Big-leaf Euonymus	5 Gal.
	Juniperus c.'Gold Lace'	Gold Lace Juniper	5 Gal.
Taxus m. 'densiformis'	Dense Yew	5 Gal.	
	Taxus m. 'Taunton'	Taunton Yew	5 Gal.

PROSTRATE EVERGREEN SHRUBS (PES) 24" Min. Width

PES	Eunonymus f. 'Emerald & Gold'	Emerald & Gold Euonymus	3 Gal.
	Juniperus p. 'Nana'	Dwarf Japanese Juniper	3 Gal.
	Taxus . 'Everlow'	Everlow Yew	5 Gal.
	Microbiota d 'Celtic Pride	Celtic Pride Russian Arborvitae	3 Gal.

MATERIALS LIST

T.B.D.	CY	Mulch (Shredded Hardwood)
T.B.D.	CY	Compost (Mushroom or Yard Waste)
T.B.D.	SY	Seed (Blue Grass/Perennial Rye Mix) & Blanket
T.B.D.	SY	Sod (Mineral Base)

NOTE: DUPLEX LOTS SHALL BE SEEDED AND OR SODDED. FINAL LAWN TYPE TO BE DETERMINED

NOTE: THE QUANTITIES ABOVE ARE SUPPLIED AS A CONVENIENCE. HOWEVER ALL BIDDERS AND THE INSTALLING LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL QUANTITIES AND SHALL INSTALL ALL MATERIALS AS NEEDED TO REFLECT THE MATERIALS ILLUSTRATED AND SPECIFIED ON THE LANDSCAPE PLANS.

Know what's below. Call before you dig.

SCALE 1" = 10'

0 10 20

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REVISIONS

2 - Per City Of Lockport Review 2026-08-31

1 - Per City Of Lockport Review 2026-08-07

ROYAL HIGHLANDS ESTATES

Basham Dr. & 141st Street
Lockport, Illinois

STATE OF ILLINOIS
RONALD PLONKA
no. 157-000717
LICENSED LANDSCAPE ARCHITECT

Expires: 2027-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

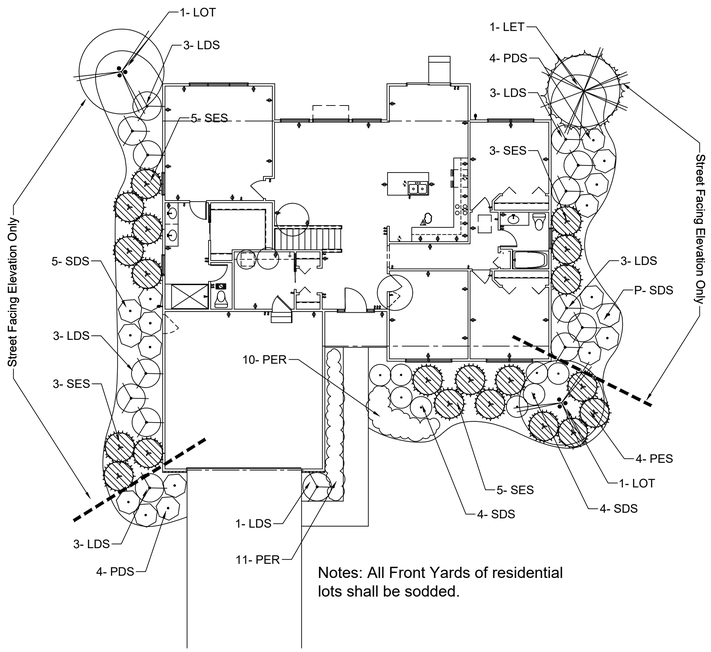
PROTOTYPICAL DUPLEX FOUNDATION LANDSCAPE PLANS

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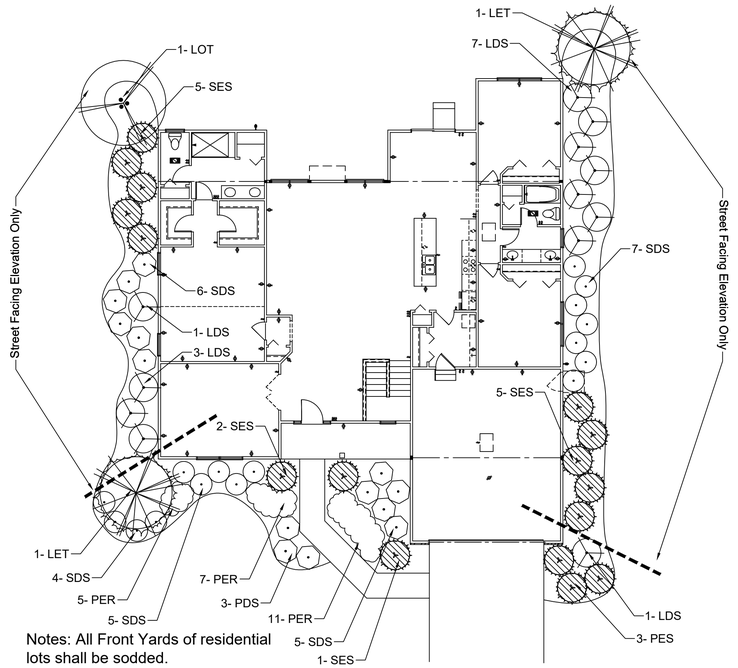
SHEET
L-5

PROJECT NO.: 1426 - 2489

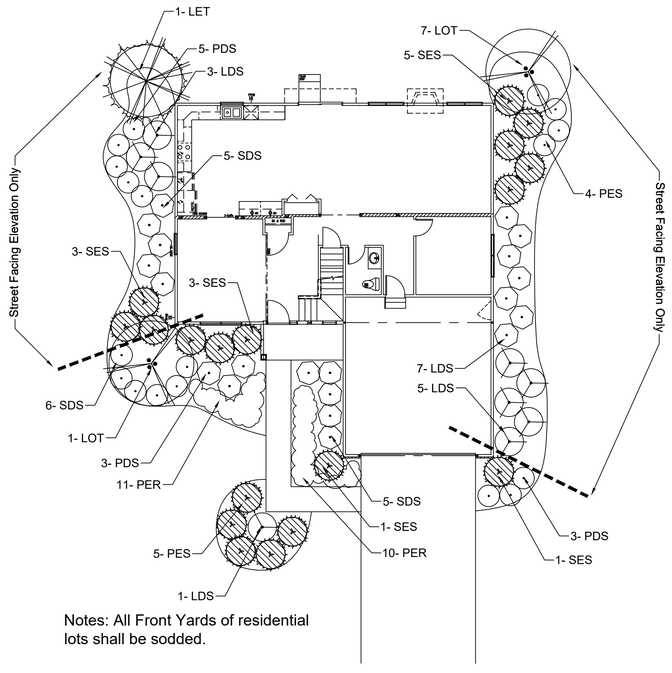
CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATI



THE POPLAR



THE MAPLE



THE HICKORY

PLANT LIST : (Royal Highlands Estates, Lockport, IL)

North & East Facing Conditions – Plant Selections

KEY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
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	Malus 'Prairiefire'	Prairiefire Crabapple	6'/BB
	Syringa r. 'Ivory Silk'	Ivory Silk Tree Lilac	6'/BB
	Viburnum prunifolium	Blackhaw Viburnum	6'/BB
LARGE EVERGREE TREES (LET)			
LET	Picea abies	Norway Spruce	6'/BB
	Picea omorika	Serbian Spruce	6'/BB
	Pinus f. Vanderwolf'	Vanderwolf Pine	6'/BB
LARGE DECIDUOUS SHRUBS (LDS) 36" Min. Height			
LDS	Cornus s. 'SMNCSBD'	Arctic Fire Yellow Dogwood	5 Gal.
	Cornus s. 'Isanti'	Isanto Redtwig Dogwood	% Gal.
	Diervilla . 'Kodiak Black'	Kodiak Black Diervilla	5 Gal.
	Euonymus a. 'Compactus'	Dwarf burning Bush	5 Gal.
	Hydrangea a. 'Abetwo'	Incrediball Hydrangea	5 Gal.
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	Euonymus f. 'Emerald Gaiety'	Emerald Gaiety Eunoym.	3 Gal
	Hydrangea p. 'Bailpanone'	Little Hottie Hydrangea	3 Gal.
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	Taxus . 'Everlow'	Everlow Yew	5 Gal.
	Microbiota d 'Celtic Pride	Celtic Pride Russian Arborvitae	3 Gal.
PERENNIALS			
PER	*Astilbe c. 'Maggie Daley'	Maggie Daley Astilbe	1 Gal.
	Astilbe 'Vision Pink'	Vision Pink Astilbe	1 Gal.
	*Geranium maculatum	Wild Geranium	1 Gal.
	Heuchera 'Caramel'	Caramel Coralbells	1 Gal.
	*Heuchera 'Palace Purple'	Palace Purple Coralbells	1 Gal.
	*Hosta 'Blue Angel'	Blue Angel Hosta	1 Gal.
	*Hosta ' Krossa Regal'	Krossa Regal Hosta	1 Gal.
	*Hosta 'Sum & Substance'	Sun & Substance Hosta	1 Gal.

MATERIALS LIST

T.B.D.	CY	Mulch (Shredded Hardwood)
T.B.D.	CY	Compost (Mushroom or Yard Waste)
T.B.D.	SY	Seed (Blue Grass/Perennial Rye Mix) & Straw Blanket (SC75 by North American Green or Approved Equal)
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	Hydrangea . 'Bulk'	Quick Fire Hydrangea	5 Gal.
	Physocarpus o. 'Seward'	Summer Wine ninebark	5 Gal.
	Syringa p. 'Miss Kim'	Miss Kim Lilac	5 Gal.
	Viburnum x. 'Juddi'	Judd Viburnum	5 Gal.
MEDIUM DECIDUOUS SHRUBS (SDS)			
SDS	Clethera a. 'Sixteen Candles'	Sixteen Candles Clethera	3 Gal.
	Hydrangea p. 'Jane'	Little Lime Hydrangea	3 Gal.
	Hydrangea p. 'SMHPLQF'	Little Quick Fire Hydran	3 Gal.
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EVERGREEN & BROADLEAF EVERGREEN SHRUBS (SES)

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	Juniperus p. 'Nana'	Dwarf Japanese Juniper	3 Gal.
	Taxus . 'Everlow'	Everlow Yew	5 Gal.
	Microbiota d 'Celtic Pride	Celtic Pride Russian Arborvitae	3 Gal.
PERENNIALS (PER)			
PER	Allium 'Millenium'	Millenium Allium	1 Gal.
	Amsonia t. 'Blue Ice'	Blue Ice Blue Star	1 Gal.
	Calamintha nepeta	Lesser Calamint	1 Gal.
	Coreopsis v. 'Zagreb'	Zagreb Coreopsis	1 Gal.
	Echinacea 'CBG Cone 2'	Pixie Meadowbrite Echinacea	1 Gal.
	Geranium 'Rozanne'	Rozanne Geranium	1 Gal.
	Geranium s. 'Max Frei'	Max Frei Geranium	1 Gal.
	Hemerocallis 'Happy Returns'	Happy Returns Daylily'	1 Gal.
	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	1 Gal.
	Nepeta x f.'Blue Wonder'	Blue Wonder Catmint	1 Gal.
	Rudbeckia 'Viette's Little Suzy'	Little Suzy Black-Eyed Susan	1 Gal.
	Salvia n. 'Caradonna'	Caradonna Salvia	1 Gal.
	Sedum s. 'Neon'	Neon Sedum	1 Gal.

MATERIALS LIST

T.B.D.	CY	Mulch (Shredded Hardwood)
T.B.D.	CY	Compost (Mushroom or Yard Waste)
T.B.D.	SY	Seed (Blue Grass/Perennial Rye Mix) & Blanket
T.B.D.	SY	Sod (Mineral Base)

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Notes:

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811 Know what's below. Call before you dig.

SCALE 1" = 10'

0 10 20

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REVISIONS

2 - Per City Of Lockport Review 2026-08-31

1 - Per City Of Lockport Review 2026-08-07

ROYAL HIGHLANDS ESTATES

Basham Dr. & 141st Street
Lockport, Illinois

STATE OF ILLINOIS
RONALD PLONKA
no. 157-000717
LICENSED LANDSCAPE ARCHITECT
Expires: 2027-08-31

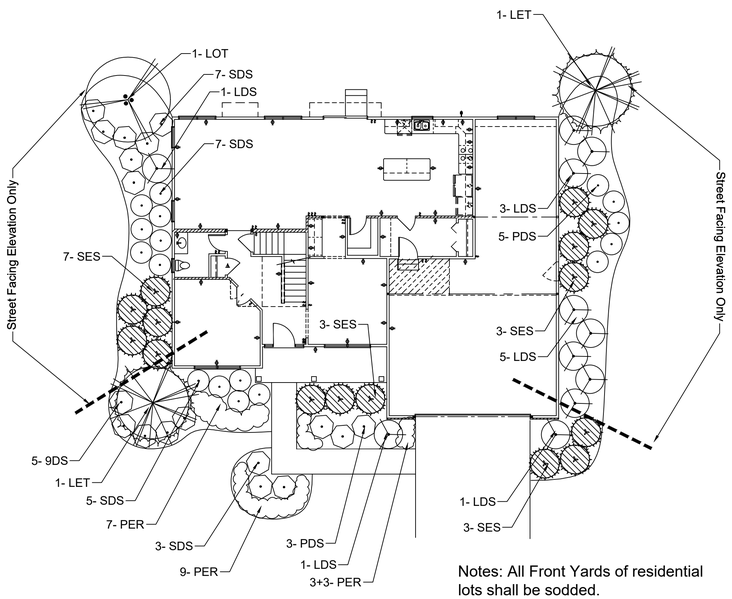
HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

PROTOTYPICAL SINGLE FAMILY FOUNDATION LANDSCAPE PLANS

DATE: 2026-06-26
SCALE: 1"=10'
PLANNER: RP
DRAWN BY: RP
CHECKED:

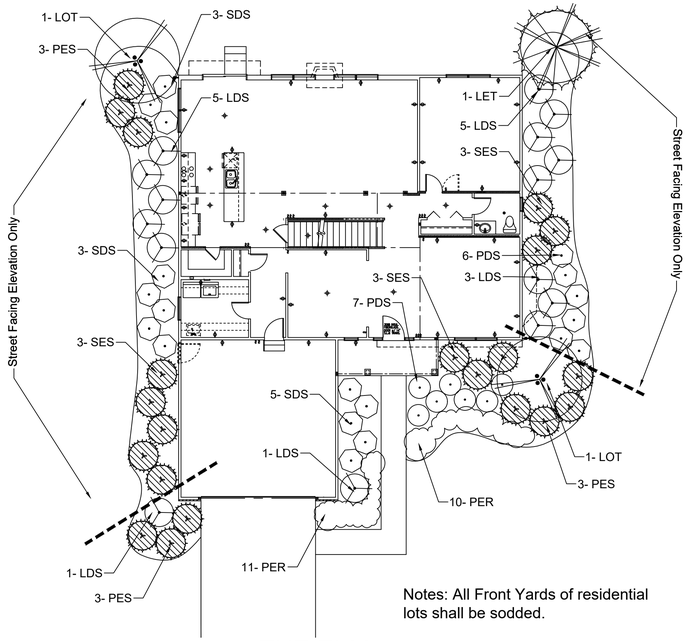
SHEET
L-6

PROJECT NO.: 1426 - 2489



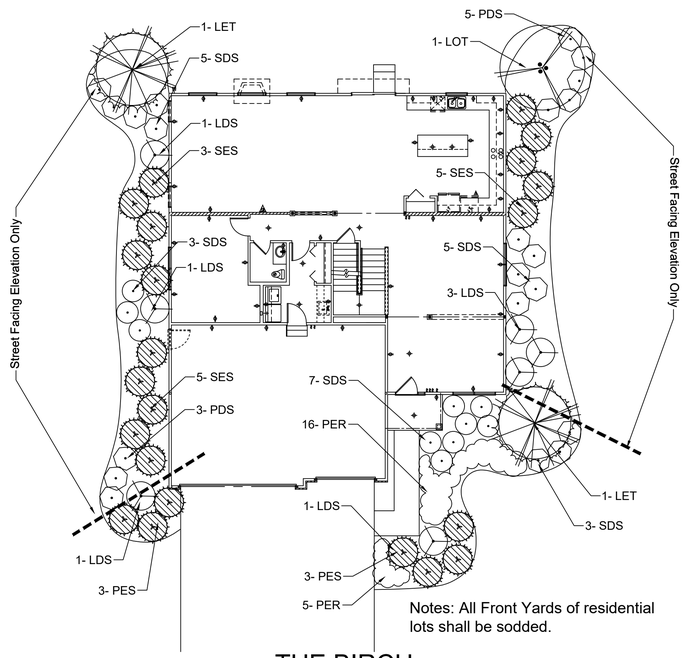
Notes: All Front Yards of residential lots shall be sodded.

THE OAK



Notes: All Front Yards of residential lots shall be sodded.

THE ELM



Notes: All Front Yards of residential lots shall be sodded.

THE BIRCH

PLANT LIST : (Royal Highlands Estates, Lockport, IL)

North & East Facing Conditions – Plant Selections

KEY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
LARGE ORNAMENTAL TREES (LOT)			
LOT	Cercis canadensis	Eastern Redbud	6'/BB
	Amelanchier 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6'/BB
	Hamamelis x i. 'Arnold Promise'	Arnold Promise Witch Hazel	6'/BB
	Malus 'Jewelcole'	Red Jewel Crabapple	6'/BB
	Malus 'Prairiefire'	Prairiefire Crabapple	6'/BB
	Syringa r. 'Ivory Silk'	Ivory Silk Tree Lilac	6'/BB
	Viburnum prunifolium	Blackhaw Viburnum	6'/BB
LARGE EVERGREE TREES (LET)			
LET	Picea abies	Norway Spruce	6'/BB
	Picea omorika	Serbian Spruce	6'/BB
	Pinus f. Vanderwolf'	Vanderwolf Pine	6'/BB
LARGE DECIDUOUS SHRUBS (LDS) 36" Min. Height			
LDS	Cornus s. 'SMNCSBD'	Arctic Fire Yellow Dogwood	5 Gal.
	Cornus s. 'Isanti'	Isanto Redtwig Dogwood	% Gal.
	Diervilla . 'Kodiak Black'	Kodiak Black Diervilla	5 Gal.
	Euonymus a. 'Compactus'	Dwarf burning Bush	5 Gal.
	Hydrangea a. 'Abetwo'	Incrediball Hydrangea	5 Gal.
	Hydrangea q. 'Brenhill'	Gatsby Gall Oakleaf Hydrangea	3 Gal.
	Viburnum d. 'Christholm'	Blue Muffin Viburnum	5 Gal.
STANDARD DECIDUOUS SHRUBS (SDS) 24" Min. Height			
SDS	Aronia 'UCONNAM166'	Low Scape Hedger Aronia	3 Gal.
	Diervilla 'SMNDSD'	Kodiak Red 2.0 Diervilla	3 Gal.
	Euonymus f. 'Emerald Gaiety'	Emerald Gaiety Euonym.	3 Gal
	Hydrangea p. 'Bailpanone'	Little Hottie Hydrangea	3 Gal.
	Itea v. 'Sprich'	Little Henry Itea	3 Gal.
	Ribies a. 'Green Mound'	Green Mound Alpine Currant	5 Gal.
PROSTRATE DECIDUOUS SHRUBS (PDS) 24" Min Width			
PDS	Aronia m. 'UCONAMO12'	Ground Hug Aronia	3 Gal.
	Aronia m. 'UCONNAM165'	Low Scape Mound Aronia	3 Gal.
	Cotoneaster d. 'Nordic Carpet'	Nordic Carpet Cotoneaster	3 Gal.
	Forsythia 'NIMBUS'	Sugar Baby Forsythia	3 Gal.
	Spiraea j. 'NCXS1'	Double Play Candy Corn Spirea	3 Gal.

STANDARD EVERGREEN & BROADLEAF EVERGREEN SHRUBS (SES) 24" Height

SES	Buxus 'Green Velvet'	Green Velvet Boxwood	5 Gal.
	Euonymus f.'Emerald n Gold'	Emerald & Gold Euonymus	5 Gal.
	Euonymus f.'Vegetus'	Big-leaf Euonymus	5 Gal.
	Ilex g. 'Shamrock'	Shamrock Inkberry	3 Gal.
	Taxus m. 'densiformis'	Dense Yew	5 Gal.
	Taxus m. 'Taunton'	Taunton Yew	5 Gal.
PROSTRATE EVERGREEN SHRUBS (PES) 24" Min. Width			
PES	Eunonymus f. 'Emerald & Gold'	Emerald & Gold Euonymus	3 Gal.
	Taxus . 'Everlow'	Everlow Yew	5 Gal.
	Microbiota d 'Celtic Pride	Celtic Pride Russian Arborvitae	3 Gal.
PERENNIALS			
PER	*Astilbe c. 'Maggie Daley'	Maggie Daley Astilbe	1 Gal.
	Astilbe 'Vision Pink'	Vision Pink Astilbe	1 Gal.
	*Geranium maculatum	Wild Geranium	1 Gal.
	Heuchera 'Caramel'	Caramel Coralbells	1 Gal.
	*Heuchera 'Palace Purple'	Palace Purple Coralbells	1 Gal.
	*Hosta 'Blue Angel'	Blue Angel Hosta	1 Gal.
	*Hosta ' Krossa Regal'	Krossa Regal Hosta	1 Gal.
	*Hosta 'Sum & Substance'	Sun & Substance Hosta	1 Gal.

MATERIALS LIST

T.B.D.	CY	Mulch (Shredded Hardwood)
T.B.D.	CY	Compost (Mushroom or Yard Waste)
T.B.D.	SY	Seed (Blue Grass/Perennial Rye Mix) & Straw Blanket (SC75 by North American Green or Approved Equal)
T.B.D.	SY	Sod (Mineral Base)

NOTE: DUPLEX LOTS SHALL BE SOD FRONT & SIDEYARDS. REAR YARDS SHALL BE SEED & BLANKET W/ SOD ALTERNATE

NOTE: THE QUANTITIES ABOVE ARE SUPPLIED AS A CONVENIENCE. HOWEVER, ALL BIDDERS AND THE INSTALLING LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL QUANTITIES AND SHALL INSTALL ALL MATERIALS AS NEEDED TO REFLECT THE MATERIALS ILLUSTRATED AND SPECIFIED ON THE LANDSCAPE PLANS.

PLANT LIST : (Royal Highlands Estates, Lockport, IL)

South & East Facing Conditions – Plant Selections

KEY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
LARGE ORNAMENTAL TREES (LOT)			
LOT	Cercis canadensis	Eastern Redbud	6'/BB
	Amelanchier 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6'/BB
	Hamamelis x i. 'Arnold Promise'	Arnold Promise Witch Hazel	6'/BB
	Malus 'Jewelcole'	Red Jewel Crabapple	6'/BB
	Malus 'Prairiefire'	Praieriefire Crabapple	6'/BB
	Syringa r. 'Ivory Silk'	Ivory Silk Tree Lilac	6'/BB
	Viburnum prunifolium	Blackhaw Viburnum	6'/BB
LARGE EVERGREE TREES (LET)			
LET	Picea abies	Norway Spruce	6'/BB
	Picea omorika	Serbian Spruce	6'/BB
	Pinus f. Vanderwolf'	Vanderwolf Pine	6'/BB
LARGE DECIDUOUS SHRUBS (LDS)			
LDS	Forsythia 'Mindor'	Show Off Forsythia	5 Gal.
	Hydrangea . 'Bulk'	Quick Fire Hydrangea	5 Gal.
	Physocarpus o. 'Seward'	Summer Wine ninebark	5 Gal.
	Syringa p. 'Miss Kim'	Miss Kim Lilac	5 Gal.
	Viburnum x. 'Juddi'	Judd Viburnum	5 Gal.
MEDIUM DECIDUOUS SHRUBS (SDS)			
SDS	Clethera a. 'Sixteen Candles'	Sixteen Candles Clethera	3 Gal.
	Hydrangea p. 'Jane'	Little Lime Hydrangea	3 Gal.
	Hydrangea p. 'SMHPLQF'	Little Quick Fire Hydran	3 Gal.
	Physocarpus o. 'Donna May'	Little Devil Ninebark	3 Gal.
PROSTRATE DECIDUOUS SHRUBS (PDS)			
PDS	Cotoneaster 'Hessei'	Hess Cotoneaster	3 Gal.
	Forsythia 'NIMBUS'	Sugar Baby Forsythia	3 Gal.
	Hydrangea p. 'ILVOBO'	Bobo Hydrangea	3 Gal.
	Hydrangea p. 'SMNHPK'	Fire Light Tidbit hydran.	3 Gal.
	Rosa 'Meijocos'	Drft Pink Rose	3 Gal.
	Rosa 'NOA83100B"	Pink Supreme Flower Carpet Rose	3 Gal.
	Spiraea j. 'NCSX2'	Double Play Doozie Spirea	3 Gal.

EVERGREEN & BROADLEAF EVERGREEN SHRUBS (SES)

SES	Euonymus f.'Emerald n Gold'	Emerald & Gold Euonymus	5 Gal.
	Euonymus f.'Vegetus'	Big-leaf Euonymus	5 Gal.
	Juniperus c.'Gold Lace'	Gold Lace Juniper	5 Gal.
	Taxus m. 'densiformis'	Dense Yew	5 Gal.
	Taxus m. 'Taunton'	Taunton Yew	5 Gal.
PROSTRATE EVERGREEN SHRUBS (PES) 24" Min. Width			
PES	Eunonymus f. 'Emerald & Gold'	Emerald & Gold Euonymus	3 Gal.
	Juniperus p. 'Nana'	Dwarf Japanese Juniper	3 Gal.
	Taxus . 'Everlow'	Everlow Yew	5 Gal.
	Microbiota d 'Celtic Pride	Celtic Pride Russian Arborvitae	3 Gal.
PERENNIALS (PER)			
PER	Allium 'Millenium'	Millenium Allium	1 Gal.
	Amsonia t. 'Blue Ice'	Blue Ice Blue Star	1 Gal.
	Calamintha nepeta	Lesser Calamint	1 Gal.
	Coreopsis v. 'Zagreb'	Zagreb Coreopsis	1 Gal.
	Echinacea 'CBG Cone 2'	Pixie Meadowbrite Echinacea	1 Gal.
Geranium 'Rozanne'	Rozanne Geranium	1 Gal.	
	Geranium s. 'Max Frei'	Max Frei Geranium	1 Gal.
	Hemerocallis 'Happy Returns'	Happy Returns Daylily'	1 Gal.
	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	1 Gal.
	Nepeta x f.'Blue Wonder'	Blue Wonder Catmint	1 Gal.
	Rudbeckia 'Viette's Little Suzy'	Little Suzy Black-Eyed Susan	1 Gal.
	Salvia n. 'Caradonna'	Caradonna Salvia	1 Gal.
	Sedum s. 'Neon'	Neon Sedum	1 Gal.

MATERIALS LIST

T.B.D.	CY	Mulch (Shredded Hardwood)
T.B.D.	CY	Compost (Mushroom or Yard Waste)
T.B.D.	SY	Seed (Blue Grass/Perennial Rye Mix) & Blanket
T.B.D.	SY	Sod (Mineral Base)

NOTE: SINGLE FAMILY LOTS SHALL BE SEEDED AND OR SODDED. FINAL LAWN TYPE TO BE DETERMINED

NOTE: THE QUANTITIES ABOVE ARE SUPPLIED AS A CONVENIENCE. HOWEVER ALL BIDDERS AND THE INSTALLING LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL QUANTITIES AND SHALL INSTALL ALL MATERIALS AS NEEDED TO REFLECT THE MATERIALS ILLUSTRATED AND SPECIFIED ON THE LANDSCAPE PLANS.

Notes:

1. See Sheets TP-1 & TP-2 For Tree Survey/Preservation Plans

2. See Sheets L-1 & L-2 For Street Tree & Pond Landscape Plans And L-2 For Transition Yard Landscape Plan

3. See Sheets L-3 & L-4 For Turf Seed, Sod Plans & Native Seed Plans

4. See Sheets L-5, L-6 & L-7 for Prototypical Foundation Landscape Plans

5. See Sheet L-8 For Landscape Details & General Notes

6. See Sheet L-9 For Landscape Specifications.

7. See Sheet L-10 For Native Landscape Specifications

8. For information pertaining to grading, utilities, easements, boundaries, etc., see Civil Engineering plan set.

9. For Architectural information see Architectural plan set.

Notes:

While North/East & South/West Desigantions are assigned to plant material, the landscape contractor shall make the final determination in the field regarding sun/shade conditions and how it relates to plant selection.

Know what's below. Call before you dig.

SCALE 1" = 10'

0 10 20

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The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC

REVISIONS

2 - Per City Of Lockport Review 2026-08-31

1 - Per City Of Lockport Review 2026-08-07

ROYAL HIGHLANDS ESTATES

Basham Dr. & 141st Street
Lockport, Illinois

STATE OF ILLINOIS
RONALD PLONKA
no. 157-000717
REGISTERED LANDSCAPE ARCHITECT
Expires: 2027-08-31

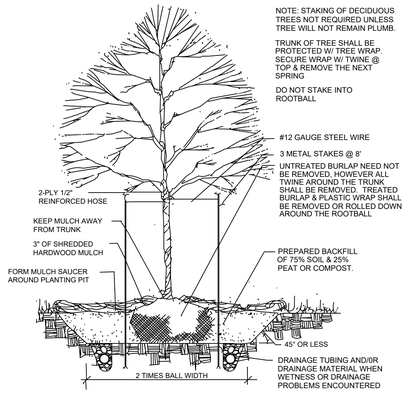
HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

PROTOTYPICAL SINGLE FAMILY FOUNDATION LANDSCAPE PLANS

DATE: 2026-06-26
SCALE: 1"=10'
PLANNER: RP
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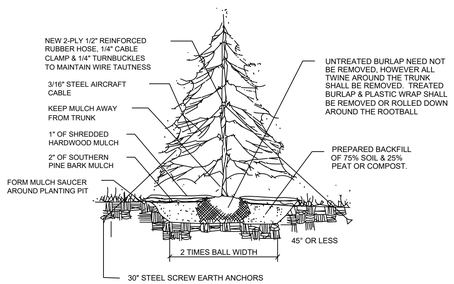
SHEET
L-7

PROJECT NO.: 1426 - 2489



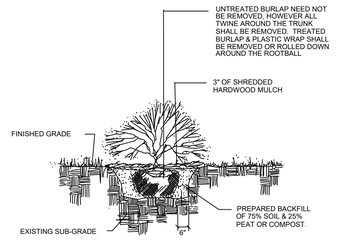
DECIDUOUS TREE

NTS



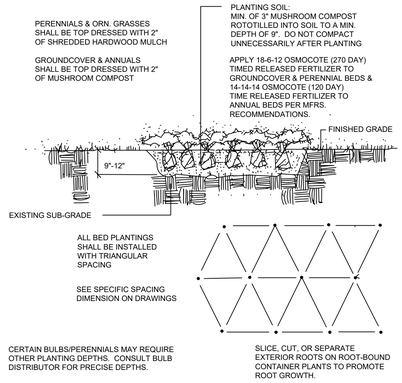
EVERGREEN TREE

NTS



SHRUBS

NTS

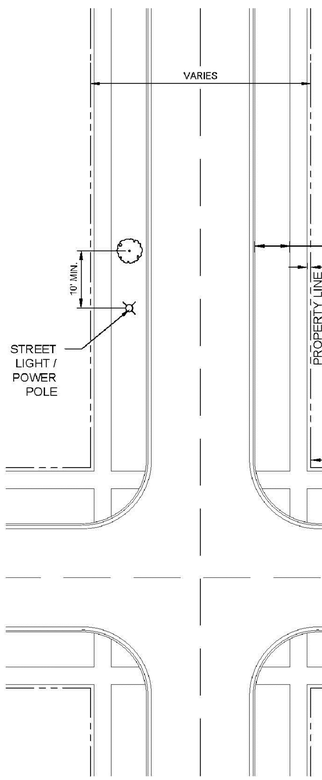


BED PLANTING DETAIL

(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVER & ANNUALS)

NTS

CITY OF LOCKPORT



NOTES:

1. SHADE TREES SHALL BE PLANTED 40' - 50' APART. ORNAMENTAL TREES SHALL BE PLANTED 30' - 40' APART.
2. TREES SHALL BE INSTALLED CENTERED IN THE PARKWAY BETWEEN THE CURB AND THE SIDEWALK
3. MINIMUM ONE TREE PER LOT, TWO TREES PER CORNER LOT IN NEW SUBDIVISIONS.
4. TREES SHALL HAVE A MINIMUM OF 2.5" DIAMETER TRUNK.
5. SEE CITY OF LOCKPORT TREE PLANTING LIST FOR ALLOWABLE SPECIES. USE CITY APPROVED SPECIES WHEN A TREE IS PROPOSED UNDER AN OVERHEAD UTILITY LINE.

NOT TO SCALE

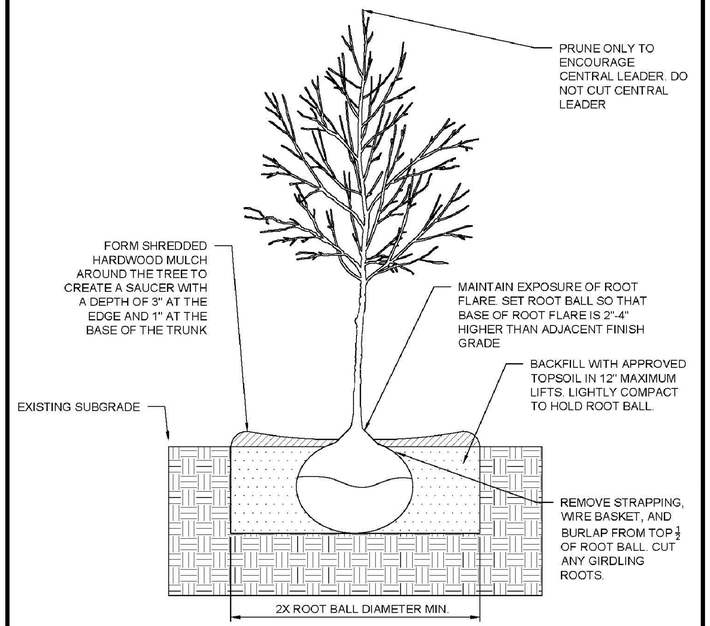
GEN-05

PARKWAY TREE STANDARDS

DATE: JANUARY 2026

LOCKPORT STREET TREE LOCATION DETAIL

CITY OF LOCKPORT



NOTES:

1. TREES SHALL BE 2.5" CALIPER MINIMUM AND SHALL BE DELIVERED ON SITE BALLED AND BURLAPPED.
2. PRUNE DEAD, DAMAGED, AND CROSSING BRANCHES.
3. REMOVE ANY RIBBONS, TWINE, TIES, WIRE, ETC. REMOVE TREE TAGS WHEN DIRECTED BY THE CITY.
4. SET ROOT BALL ON COMPACTED EXISTING SUBGRADE.

NOT TO SCALE

GEN-06

TREE PLANTING STANDARD

DATE: JANUARY 2026

LOCKPORT STREET TREE PLANTING DETAIL

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements,

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's. specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.

Notes:

1. See Sheets TP-1 & TP-2 For Tree Survey/Preservation Plans

2. See Sheets L-1 & L-2 For Street Tree & Pond Landscape Plans And L-2 For Transition Yard Landscape Plan

3. See Sheets L-3 & L-4 For Turf Seed, Sod Plans & Native Seed Plans

4. See Sheets L-5, L-6 & L-7 for Prototypical Foundation Landscape Plans

5. See Sheet L-8 For Landscape Details & General Notes

6. See Sheet L-9 For Landscape Specifications.

7. See Sheet L-10 For Native Landscape Specifications

8. For information pertaining to grading, utilities, easements, boundaries, etc., see Civil Engineering plan set.

9. For Architectural information see Architectural plan set.

811 Know what's below. Call before you dig.

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REVISIONS

2 - Per City Of Lockport Review 2026-08-31

1 - Per City Of Lockport Review 2026-08-07

ROYAL HIGHLANDS ESTATES

Basham Dr. & 141st Street
Lockport, Illinois

STATE OF ILLINOIS
RONALD PLONKA
REG. NO. 157-000717
LICENSED LANDSCAPE ARCHITECT

Expires: 2027-08-31

HERITAGE OAK STUDIOS, LLC

Landscape Architects

24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

DETAILS & GENERAL NOTES

DATE: 2026-06-26
SCALE: 1"=50'
PLANNER: RP
DRAWN BY: RP
CHECKED: _____

SHEET
L-8

PROJECT NO.: 1426 - 2489

PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcover, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

A. *American National Standards for Tree Care Operations*, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. *American Standard for Nursery Stock*, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C. 20005.
C. *Hortus Third*, The Staff of the L.J. Bailey Hortorium, 1976, MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL
The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE
The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE
Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in formal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, balling, and burlapping of plants on the plant list shall follow the Code of Standards (Z60.1-most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, healed-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES
The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE
Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set off the ground and healed in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated by the Owner.

2.6 SUBSTITUTIONS
Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION
All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL
Topsoil if needed shall be imported. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:
A. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
B. pH: No lower than 5.0 nor higher than 8.0.
C. TEXTURE: No more than 25 percent clay.
D. SOLUBLE SALT: No more than 1000 ppm
E. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

NOTE: All detention basins specified to be planted with native emergent plugs and/or native seed mixes shall be improved with twelve inches (12") of uncompacted topsoil per the above spec prior to planting/seeding.

2.9 MULCH
Mulch shall consist of the following:

A. MUSHROOM COMPOST (Groundcover Mulching)
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
B. SHREDDED HARDWOOD BARK (general bed mulching)
Double or triple processes locally sourced hardwood logs and bark free of sticks and leaves with no added dyes.

2.10 COMPOST

A. MUSHROOM COMPOST
See 2.9 A above
B. YARD WASTE COMPOST
Landscape waste consisting of grass clippings, leaves & twigs with no added chemicals or gypsum.

Additionally, all compost materials shall meet the following:
1. 35-65% minimum organic matter
2. soluble salts under 5 ds/m minimum (under 2 ds/m best)
3. Moisture content = 35-55%
4. ph range 6.1-8.4
5. Nitrogen = >0.9

2.11 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

A. Shrubs
Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
B. Roses
1. Woodace (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent approved by Landscape Architect.
C. Perennials, Groundcover, Ornamental Grasses & Vines
Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
D. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs
Holland Bulb Booster (9-9-6) or acceptable equivalent approved by the Landscape Architect.
F. Deciduous & Evergreen Trees
No fertilizer required

2.12 TREE WRAPPING MATERIAL

A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewitt Company, Inc., Sikeston, MO, or approved equal. Submit manufacture literature for approval.
B. Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.13 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to temporarily stocked. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be sodded.

3.1 TIME SCHEDULE OF PLANTING OPERATION

Landscaping shall be performed during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unseasonable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and/or Owner in writing as to the time of work and methods of operations. Approval to plant under such conditions shall in no way relieve the Contractor form the guarantee provisions of these specifications.

PLANTING SEASON	ACCEPTABLE TIME PERIOD
1. SPRING	a. From time soil is workable to June 15 with the following exception:
1) Bare root materials (if any) shall cease on May 31	
2. FALL	a. Sept. 1 to Nov. 15 with following exceptions:
1) Evergreen Shrub planting to cease Oct. 31	
2) Evergreen Tree planting to cease Oct. 15	
3) Perennial & Ornamental Grass planting to cease Oct. 15	

3.2 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. **The use of drip irrigation tree bags are encouraged** (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.3 MAINTENANCE
Maintenance shall be performed by the Contractor as follows:

A. TEMPORARY MAINTENANCE
The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure consistence with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions.

B. CONTINUED MAINTENANCE
For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the tightening of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance.

3.4 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE
Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:
1. All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect.
2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14

B. FINAL PLANTING ACCEPTANCE
Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below.
On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owners and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

3.5 GUARANTEE
The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced.
These guarantees shall be in accordance with the following:

A. ONE YEAR PERIOD
The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.
B. REPLACEMENTS & DAMAGES
The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanship and materials.
C. EXCLUSIONS
The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by terrorism.
D. GUARANTEE PERIOD INSPECTION
During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (IDOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
2. pH: No lower than 5.0 nor higher than 8.0.
3. TEXTURE: No more than 25 percent clay.
4. SOLUBLE SALT: No more than 1000 ppm.
5. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH
The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:
1. PRIOR TO SEEDING AND/OR SODDING 10-0-20
Nitrogen..... 10%
Phosphorous..... 0%
Potash..... 20%

2. AFTER SEEDING AND/OR SODDING 26-0-4
Nitrogen..... 26%
Phosphorous..... 0%
Potash..... 4%

a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
b) No phosphorus is allowed to be applied.
c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.terials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 GRASS SEED (if specified)
Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

	PROPORTION BY WEIGHT	TYPE OF GRASS
1. CONVENTIONAL TURF GRASS MIX (if specified)		
	60%	KENTUCKY BLUEGRASS (blend of 3 cultivars)
	30%	PERENNIAL RYEGRASS (blend of 2 cultivars)
	10%	CREEPING RED FESCUE
		(Apply at 7 lbs./1,000 S.F. for mechanical seeding)
2. SALT TOLERANT MIX (if specified)		
	40%	"FULTS" ALKALI GRASS (PUCCINELLIA DISTANS)
	30%	CREEPING RED FESCUE
	20%	KENTUCKY BLUEGRASS
	10%	PERENNIAL RYEGRASS
		(Apply at 5 lbs./1,000 S.F. for mechanical seeding)

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 28 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%.

3. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS hereinbefore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

2.4 EROSION CONTROL BLANKET

1. STRAW BLANKET (if specified)
a. S-75 Straw Blanket (North American Green)
b. AEC Premier Straw Blanket (American Excelsior Company)
c. or equivalent

2. STRAW/COCONUT BLANKET (if specified)
a. SC-150 Straw/Cocnut Blanket (North American Green)
b. AEC Premier Straw/Cocnut Blanket (American Excelsior Company)
c. or equivalent

2.5 HYDROMULCH (if specified)
SoilCover Hydraulic Wood Mulch by Profile distributed by ERO-TEX (866)437-6839

2.6 SOD (if specified)
Sod shall comply with State and Federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, live, nursery grown sod, not less than one and one half (1 1/2) inches thick having well-matted roots. The root zone shall be of good, fertile, natural mineral soil free from stones and debris. Peat sod will not be acceptable. The turf shall contain no bent or quack grass nor any other noxious weed growth. It shall be of firm tough texture having a compact growth of grass. The sod sections shall be standard in size (24 inches wide x 3 feet in length) and each section shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper ten (10%) percent of the section.

Before being cut and lifted, the sod shall have been mowed at least twice with a lawn mower and the final mowing not more than seven days before the sod is cut. Sod which is not placed within 48 hours of cutting shall not be used without the approval of the Owner and/or Landscape Architect.

The Owner and/or Landscape Architect, reserves the right to inspect the sod at the source before cutting and areas that fail to meet with his approval shall not be cut for the purpose of supplying material under the contract. The Owner and/or Landscape Architect shall be permitted to take such samples as he may select. All sod shall be fresh and green when placed. Any sod that is dried out, burned, inferior in quality to said samples, or in any way failing to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove such rejected material from the premises of the project and supply suitable material in its place.

1. BLUEGRASS SOD shall be a blend of at least three (3) cultivars of Kentucky bluegrass grown on a mineral base.

2. SALT SOD (if specified) shall be a blend of Kentucky Bluegrass, 'Fults' Alkalie Grass (Puccinellia Distans), Perennial Ryegrass and other types as approved by the Landscape Architect grown on a mineral base.

2.7 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS	SPRING	FALL
Turf grass	April 1 * to May 31	Aug. 15 to Sept. 30

* or as soon as the soil is free of frost and in a workable condition.

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All sowing of seed shall be completed after all trees and shrubs have been installed, if any.

3.2 SOD - The accepted seasons for laying sod shall be as follows:

1. SPRING SODDING shall be performed from the time the soil becomes workable and unfrozen sod becomes available to June 15.
2. FALL SODDING shall be performed from August 15 to October 31.

Sodding during the summer season, defined as June 16 to August 14, will be acceptable if the area is served by an operational irrigation system. Sodding after November 1 shall be considered unseasonable and will require the approval of the Landscape Architect or Owner.

3.3 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall and consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly **seeded** areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

2. The Contractor shall water all newly installed **sod** immediately. The Contractor shall remain responsible for watering through three (3) applications. If the Owner supplies an in-ground irrigation system included in the scope of these improvements, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. Watering after the required three (3) waterings shall be the responsibility of the Owner, or in accordance with authorized supplemental watering.

B. MOWING

1. The Contractor shall mow all **seeded** areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-2½". At no time should more than 1/3 of the leaf blade be removed by any mowing.

2. The Contractor shall mow all **sodded** areas once. The one (1) mowing shall be performed once the turf has reached a height of three inches (3"). At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. **Seeded** areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.

2. **Sodded** area after completion of the required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two passes at right angles to each other.

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect.
Acceptance shall be granted upon conformance with the following:
1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Kentucky Bluegrass Sod

1. Immediately subsequent to sod installation all areas shall be watered to a depth of one (1) inch Additional watering shall be performed to a total of fifteen (15) times approximately every other day for a minimum of a one (1) month period. During extremely hot periods, often between June 15th and August 31st, watering daily may be required.

2. Newly laid sod must be kept moist, but not water logged. The moisture should extend into the soil below the sod to encourage root development. A general rule-of-thumb is to apply one (1) inch of water every other day in the absence of adequate rainfall. Early morning watering is preferred and should not be performed after 1:00 PM. Watering personnel shall routinely probe the sodded areas in multiple locations to determine moisture levels and the watering program should be adjusted as needed. Newly laid sod should not be allowed to dry out as during the initial 2-3 weeks subsequent to laying, dryness will cause shrinkage leaving unwanted open gaps between bales.

3. Depending on conditions, sod may take 1-3 weeks to root into the soil. Once the sod takes root, watering frequency can be gradually reduced. One (1) inch of water applied once a week is generally acceptable except during hot periods.

B. Seed Mixes with Straw Blanket (if any)

1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.

2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted accordingly. A five to ten (5-10) minute watering duration is generally adequate. During the germination period, daily watering may be required during extremely hot periods.

3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should be allowed to dry out between waterings and generally every other day watering during this stage is adequate, depending on rainfall.

C. Plant Material Watering

1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed.

2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe watering or slow release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned injection waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this watering method is used in lieu of injection waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous days each.

Notes:

1. See Sheets TP-1 & TP-2 For Tree Survey/Preservation Plans

2. See Sheets L-1 & L-2 For Street Tree & Pond Landscape Plans And L-2 For Transition Yard Landscape Plan

3. See Sheets L-3 & L-4 For Turf Seed, Sod Plans & Native Seed Plans

4. See Sheets L-5, L-6 & L-7 for Prototypical Foundation Landscape Plans

5. See Sheet L-8 For Landscape Details & General Notes

6. See Sheet L-9 For Landscape Specifications.

7. See Sheet L-10 For Native Landscape Specifications

8. For information pertaining to grading, utilities, easements, boundaries, etc., see Civil Engineering plan set.

9. For Architectural information see Architectural plan set.

811 Know what's below. Call before you dig.

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REVISIONS
2 - Per City Of Lockport Review 2026-08-31
1 - Per City Of Lockport Review 2026-08-07

ROYAL HIGHLANDS ESTATES

Basham Dr. & 141st Street
Lockport, Illinois

STATE OF ILLINOIS
RONALD PLONKA
no. 157-000717
LANDSCAPE ARCHITECT
Expires: 2027-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

LANDSCAPE SPECIFICATIONS

DATE: 2026-06-26
SCALE:
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
L-9

PROJECT NO.: 1426 - 2489

PRAIRIE SEEDING

- Basic Prairie Seed Mix
- Wet/Mesic Prairie Seed Mix
- Low-Profile Prairie Seed Mix

Seed Bed Preparation

1. The Contractor shall remove stones, roots and sticks prior to seedbed preparation activities and kill any existing vegetation. All debris shall be disposed of off-site.

2. The Contractor shall prepare the seedbed with a unique rack or harrow to create a smooth level seedbed. The seedbed preparation activities shall reduce clod size to a minimum diameter of 2-inches and eliminate rivulets, gullies, crusting and caking. Working wet soils shall not be conducted. Following these seedbed preparation activities, the ground surface shall have minimum compaction, be smooth and level, and be free of debris to promote good seed to soil contact.

Seeding Specifications

1. The Contractor shall furnish, transport, and install all seed mixes in the areas specified on the Landscape Plan

2. Prairie seeding activities shall be performed after the seedbed has been properly prepared. Spring seeding shall occur between April 15 and June 15. Fall dormant seeding shall be conducted no earlier than November 1 and after the first frost and until the depth exceeds 1 inch.

3. The Contractor shall notify the Owner and/or the Owner's Agent 24 hours prior to planting.

   a. Installation of specified seed mixtures shall be performed using a native seed drill and tractor mounted broadcast spreader. The seeding shall be conducted in the following manner with the drill installation conducted before the broadcast installation:

   i. All of the seed oats, seventy-five percent (75%) by weight of the native grasses and twenty-five (25%) by weight of the forbes shall be installed with a native seed drill. This seed shall be buried to a 1/8-inch depth.

   ii. Following drill seeding the remaining twenty-five percent (25%) and seventy-five percent (75%) of the forbes all shall be sown with a tractor mounted broadcast spreader. Additional oats can be added during the broadcast seeding if needed to improve metering of the seed mix.

4. All seed sources shall be within a 200-mile east-west radius and a 100-mile north-south radius of the site. Seeds shall be true to name and variety and have proper stratification and/or scarification to break dormancy for the appropriate planting seasons. Proof of origin shall be presented to the Owner and/or the Owner's Agent at the site prior to any seeding application. Seed mixes shall be supplied in pounds of Pure Live Seed (PLS). Purity and germination tests no older than twelve (12) months must be submitted for all seed supplied to verify quantities of bulk seed required to achieve the pounds of PLS specified. All species (grasses, sedges and forbes) will be supplied at 100% PLS. Seed not compliant with PLS requirements will be augmented with additional quantities in order to compensate for lack of viability and achieve specified amounts of PLS.

5. Installation of Wetland Seed Mix, Emergent Wetland Seed Mix and/or Stormwater Seed Mix (if specified) shall be performed with a tractor-mounted or ATV mounted broadcast spreader to ensure seed is placed on top of the ground surface (i.e. surface seeding). If the seeding area is too small or wet for a tractor (ATV), seed installation shall be hand-seeded or hydro-seeded using a hydraulic seeder. For hydro-seeding, the seed shall be installed with water only. Hydromulch shall not be mixed with the seed during the seed installation. APPROVAL from the Owner and/or the Owner's Agent is required prior to any hydraulic seeding.

6. The Contractor shall furnish seeds of specified local origin, hardy under the climate conditions at the project site, free of insects and diseases, and having the appearance of health, vigor, and habit normal for the species. Comply with applicable state and federal laws regarding inspections. All regulations applicable to the seed mix and landscape materials shall be followed.

7. The Contractor shall examine the grade, verify the elevations and water levels, observe the conditions under which work is to be performed, and notify the Owner and/or the Owner's Agent of unsatisfactory conditions. Proceeding with the work constitutes acceptance of existing conditions, including current water levels and soil conditions.

8. Seed shall not be sown during high winds or when the seedbed is not in the proper condition for seeding. Prior to starting work, calibrate all seeding equipment and adjust sow seed at the proper seeding rate. Operate equipment to ensure complete coverage of the entire area to be seeded.

9. Prior to installation, the Owner and/or Owner's Agent shall review any species substitutions and reserves the authority to deny use of any species if deemed inappropriate for the site.

10. All seed material shall be subject to inspection by the Owner and/or Owner's Agent prior to installation.

11. Contractor shall provide the Owner and/or Owner's Agent copies of all seed labels.

12. Seeding shall only occur in areas that will received the specified erosion control measures within 48 hours of seeding provided rain is not imminent. If rain is imminent, erosion control measures shall occur on the same day as seeding.

Erosion Control

1. Following seeding erosion control measures shall be completed within all newly seeded areas as shown on the Landscape Plan. If blankets are specified they shall be installed with staples following the manufacturer's specifications.

THREE-YEAR MANAGEMENT PERIOD ACTIVITIES

1. The work consists of the Contractor conducting routine ecological management activities during the three-year management and monitoring period in the naturalized planting areas as shown on the landscape plan to assist the Contractor in meeting required performance standards.

2. During the first two (2) growing seasons of the three-year period the Contractor shall high-mow the vegetation in the Prairie and/or Wet/Mesic Prairie areas several times during the growing season to ensure the vegetation does not exceed eighteen inches (18") in height. A rotary or flail type mower shall be used. During high-mowing, the vegetation shall be cut no lower than 6 to 9 inches so the native seeding are unharmed. Selective weed whipping can also be used if conditions are unfit (i.e., too wet) for a tractor, or if only small isolated areas of vegetation required cutting. In addition, cutting the inflorescence prior to seed set of many biennial species including teasel and sweet clover is an effective control method that can be utilized.

3. The Contractor shall conduct chemical and/or mechanical weed control activities in all of the naturalized seeded areas for a three-year period following planting/seeding. The Contractor shall conduct four annual weed control application periods (total of twelve (12) for the three-year period). The Contractor is responsible to achieve a 95% kill of reed canary grass, purple loosestrife, thistle and common reed and 80% kill of other problematic, nuisance species to successfully complete each of the application periods specified below.

   a. Application Period One (early spring): problematic species such as, but not limited to, reed canary grass, red/white cover, cattails.

   b. Application Period Two (late spring to mid-summer): problematic species such as, but not limited to, reed canary grass, while/yellow sweet cover, cattails, wild carrot, purple loosestrife and common reed.

   c. Application Period Three (mid to late summer): problematic species such as, but not limited to, reed canary grass, ragweed, cattails, purple loosestrife and common reed.

   d. Application Period Four (late summer to early fall): problematic species such as, but not limited to, reed canary grass, red/white cover, common reed.

4. Natural regeneration of cattails in the stormwater management facilities will likely occur following construction. As required by these planting specifications pre-planting weed control will be conducted if any problematic species are present. As for cattails, hand pulling cattails can be conducted when the cattails are small enough to ensure that the entire root is removed. Off-site disposal of cattails will be required. Larger cattails will require herbicide applications. Aggressive cattail control will be required after planting throughout the three-year management period to ensure plant establishment. After planting the hand-wick application method to control cattails shall be required.

5. If permitted, the Contractor shall conduct a prescribed burn in the prairie areas during the third growing season. The Contractor shall obtain all the required burn permits from the Illinois Environmental Protection Agency, City or Village, and local fire protect district and prepare all necessary documents required for the permit including a Burn Plan.

6. If planted, the Contractor shall irrigate all plant plugs as needed to achieve the survivorship requirements.

7. If installed, the Contractor shall remove and dispose of all planting enclosures during the second year of the management period.

8. Payments: The portion of the cost allocated for the three (3) year maintenance program will be released seasonally over the three (3) year period only if the Contractor provides an annual cost breakdown for the three (3) year period. Annual releases under this scenario will be as follows:

Period	*Release Date*
1st (full) growing season	45 days subsequent to receiving the required annual report
2nd growing season	45 days subsequent to receiving the required annual report
3rd growing season	45 days subsequent to performing the required burn

INSPECTION & REPORT

1. The Contractor or Subcontractor responsible for the maintenance shall conduct an annual inspection and written report at the end of each growing season for the duration of the maintenance period to the Owner. The report shall summarize the findings of the inspection with respect to the coverage and development of the permanent plantings including a list of species identified and a program for any required remedial action regarding weed control, erosion, etc. This report shall be submitted to the Owner by December 31st of each year.

2. The naturalized stormwater basins and/or other natural areas installed by the Contractor will be monitored and managed annually for three years by the Contractor to ensure successful plantings. Data collection will be conducted utilizing meander survey methodology. The meander survey will identify species encountered, dominate species within each plant community, and identify areas that require management. Success of the planted areas will be evaluated based on the following performance criteria.

PERFORMANCE CRITERIA

1. Within three (3) months of seed installation, at least 90% of the seeded area, as measured by aerial coverage, shall be vegetated. A minimum 90% vegetative coverage shall be maintained throughout and at the end of the three-year maintenance period for these areas. This standard does not apply to wetland plug areas (if planted).

2. At the end of the second growing season, a minimum of 75% vegetative coverage in the wetland plug area(s) shall be achieved and maintained throughout the end of the three-year maintenance period (if planted).

3. The stormwater management facilities shall not contain any rills greater than four inches (4") deep throughout and at the end of the three-year maintenance period.

4. At the end of the second and third growing seasons, no area greater than 1.0 square meters on slope areas shall be devoid of vegetation.

5. At the end of the second growing season, 30% seed mix presence for the prairie seed mix areas shall be achieved. At the end of the third growing season 50% seed mix presence for the prairie seed mixes shall be achieved.

6. At the end of the third growing season, the top three dominate species based on aerial coverage shall NOT be non-native species, cattail or reed grass

7. Relative coverage (determined by ocular estimation) of cattail shall be less than 10% throughout, and at the end of the three-year maintenance period.

8. Relative coverage (determined by ocular estimation) of common reed, reed canary grass, and loosestrife in aggregate shall be less than 5% throughout, and at the end of the three-year maintenance period.

9. Relative coverage (determined by ocular estimation) of thistle and teasel shall be less than 5% throughout, and at the end of the three-year maintenance period.

10. Plugs (if planted) must achieve 90% survivorship one (1) year from plant installation.

The Contractor shall water plant plugs (if planted) as needed in order to meet the performance criteria. The cost to irrigate is incidental to the contract and shall be included in the Contractor's bid price. The Contractor shall also perform vegetative management for three years following planting as specified under the section "'Three-year Monitoring and Reporting Activities' to assist with meeting the Contractor Performance Criteria. If performance criteria are not achieved, Contractor is responsible to conduct additional activities, which may include supplemental seeding, supplemental planting and additional years of vegetation management to rectify areas at no additional cost to the Owner to achieve performance.

LONG-TERM MANAGEMENT ACTIVITIES (BY OTHERS)

a. Following competition of the initial Three-year maintenance program the following Long-term maintenance shall be performed on a regular basis:

b. Prescribed burning will be performed every one to three years for established native prairie plantings and naturalized detention basins. Burning requires a permit from the Illinois EPA and notification of the local fire district and the City of Lockport.

c. Late fall or early winter mowing to a height of six to twelve inches (6"-12"), with the removal of hay and debris, will be performed in alternate years where burning is not practical or conditions are not conductive to burning.

d. Applications of herbicide to control invasive will be required if burning or mowing does not control or eliminate said problematic or nuisance species. Those species shall include, but not limited to, reed canary grass, purple loosestrife, cattail, thistle and common reed. All herbicide applications shall be performed by a certified and licensed applicator. Herbicides shall be non-toxic to animals and aquatic life and will be applied in an appropriate manner to prevent the killing of desirable native species.

Notes:

1. See Sheets TP-1 & TP-2 For Tree Survey/Preservation Plans

2. See Sheets L-1 & L-2 For Street Tree & Pond Landscape Plans And L-2 For Transition Yard Landscape Plan

3. See Sheets L-3 & L-4 For Turf Seed, Sod Plans & Native Seed Plans

4. See Sheets L-5, L-6 & L-7 for Prototypical Foundation Landscape Plans

5. See Sheet L-8 For Landscape Details & General Notes

6. See Sheet L-9 For Landscape Specifications.

7. See Sheet L-10 For Native Landscape Specifications

8. For information pertaining to grading, utilities, easements, boundaries, etc., see Civil Engineering plan set.

9. For Architectural information see Architectural plan set.

Know what's below. Call before you dig.

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The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC

REVISIONS

2 - Per City Of Lockport Review 2026-08-31

1 - Per City Of Lockport Review 2026-08-07

ROYAL HIGHLANDS ESTATES

Basham Dr. & 141st Street
Lockport, Illinois

STATE OF ILLINOIS
RONALD PLONKA
no. 157-000717
LICENSED LANDSCAPE ARCHITECT

Expires: 2027-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

NATIVE LANDSCAPE SPECIFICATIONS

DATE: 2026-06-26
SCALE:
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
L-10

PROJECT NO.: 1426 - 2489

SITE IMPROVEMENT PLANS
FOR
ROYAL HIGHLAND ESTATES
LOCKPORT, IL

BENCHMARKS:

SW BONNET BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF 143rd STREET APPROXIMATELY 1460 FEET EAST OF ARCHER AVENUE. ELEV.=730.97 (PER PLANS FOR CITY OF LOCKPORT'S 141ST STREET SANITARY PUMP STATION DATED 11/20/2018)

CONTROL POINT #4, MAG NAIL ON NORTH SIDE OF 141ST APPROXIMATELY 650 WEST OF BASHAM DRIVE. ELEV.=681.02

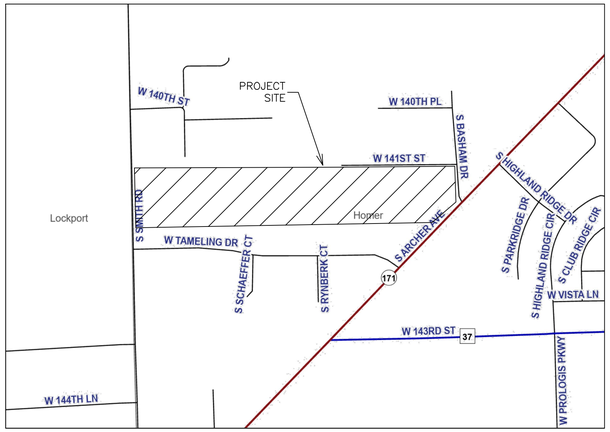
CONTROL POINT #106, MAG NAIL AT NORTHEAST CORNER OF BASHAM DRIVE AND ARCHER AVENUE. ELEV.=700.81

PROPERTY INFORMATION:

LOCATION:	SEC BASHAM DR. & 141ST ST., LOCKPORT
COUNTY:	WILL
P.I.N.(S):	16-05-06-308-002, 16-05-06-308-033
ZONING:	R-1 & R-2
SIZE:	24.4 ACRES ±
PERMITTING:	CITY OF LOCKPORT

EXISTING CONDITIONS:

EXISTING CONDITIONS SHOWN REPRESENTS SITE CONDITIONS AT TIME OF TOPOGRAPHIC SURVEY PERFORMED BY GEOTECH, INC. CONTRACTOR SHALL FIELD CHECK EXISTING HORIZONTAL AND VERTICAL SITE FEATURES AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.



LOCATION MAP

INDEX OF SHEETS

1. TITLE SHEET
2. GENERAL CONDITIONS & TYPICAL SECTIONS
3. EXISTING CONDITIONS–1
4. EXISTING CONDITIONS – 2
5. GEOMETRIC PLAN – 1
6. GEOMETRIC PLAN – 2
7. GRADING PLAN – 1
8. GRADING PLAN – 2
9. UTILITY PLAN – 1
10. UTILITY PLAN – 2
11. PLAN & PROFILE – 1
12. PLAN & PROFILE – 2
13. STORMWATER POLLUTION PREVENTION PLAN
14. EROSION CONTROL PLAN –1
15. EROSION CONTROL PLAN – 2
16. CONSTRUCTION DETAILS – 1
17. CONSTRUCTION DETAILS – 2
18. SPECIFICATIONS
19. ADA INTERSECTION RAMPS

DEVELOPER:
RALLY HOMES
CONTACT: TONY MONTALBANO
1010 JORIE BOULEVARD
OAK BROOK, IL 60523
630-240-3755

LAND SURVEYOR/ENGINEER:
GEOTECH INC.
1207 CEADERWOOD DR.
CREST HILL, IL 60403
815-730-1010

WARNING

CALL J.U.L.I.E TOLL FREE 1-800-892-0123

CALL BEFORE YOU DIG

THE PUBLIC WORK & UTILITIES DEPARTMENTS AND BUILDING DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE START OF OR RESUMPTION OF WORK ON THE PROJECT

EXISTING	LEGEND	PROPOSED
	STORM SEWER	
	DOWNSPOUT COLLECTION	
	SANITARY SEWER	
WM WM	WATER MAIN	WM WM
	FIRE HYDRANT	
	VALVE VAULT	
	VALVE BOX	
	STORM SEWER MANHOLE	
	CATCH BASIN	
	INLET	
	FLARED END SECTION	
	SANITARY SEWER MANHOLE	
	STREET LIGHT	
	STREET LIGHT – DUAL HEADED	DH
	SILT FENCE	SF
	WM AUTO-FLUSHING SYSTEM	

DRAINAGE & ENGINEER CERTIFICATE

I, THOMAS CARROLL, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY AFFIRM THAT THESE DOCUMENTS HAVE BEEN PREPARED BY OR UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DOCUMENTS HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS AND PRACTICES AND COMPLY WITH APPLICABLE LAWS, CODES AND ORDINANCES.

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

DATED THIS 29TH DAY OF SEPTEMBER, 2026

THOMAS CARROLL, P.E.
ILLINOIS P.E. #062.052783
LICENSE EXPIRES 11.30.2027
GEOTECH INCORPORATED PROFESSIONAL
DESIGN FIRM NUMBER 184-000165

THOMAS E. CARROLL
062-052783
REGISTERED PROFESSIONAL ENGINEER
ILLINOIS

NO.	DATE	REVISION
	06.26.26	INITIAL SUBMITTAL
1	08.06.26	CITY REVIEW #1
2	08.28.26	CITY REVIEW #2
3	09.14.26	CITY REVIEW #3
4	09.29.26	CITY REVIEW #4

ROYAL HIGHLANDS ESTATES
SWC BASHAM DR. & 141 ST.
LOCKPORT, IL

TITLE SHEET

GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 22011
DATE: 6.04.26
DRAWN BY: SB
CHECKED BY: TC

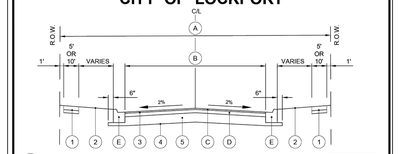
SHEET NO. 1

P:\Projects\GN\22011\Engineering\DWG\22011 Title Sheet.dwg
PlotDate: 9/29/2026 10:42 AM Layout: TITLE SHEET

GENERAL NOTES:

1. DEFINITION OF TERMS:
   - A. "CLIENT" SHALL MEAN THE PERSON OR ENTITY WITH WHOM GEOTECH INCORPORATED HAS CONTRACTED WITH TO PREPARE CIVIL ENGINEERING PLANS AND SPECIFICATIONS.
   - B. "ENGINEER" SHALL MEAN GEOTECH INCORPORATED
   - C. "PLANS" SHALL MEAN THE CIVIL ENGINEERING PLANS AND SPECIFICATION PREPARED BY THE ENGINEER.
   - D. "CONTRACTOR" SHALL MEAN ANY PERSON OR ENTITY PERFORMING ANY WORK DESCRIBED IN THE PLANS.
   - E. "JURISDICTIONAL ENTITY" SHALL MEAN ANY MUNICIPAL, COUNTY, STATE, OR FEDERAL UNIT OF GOVERNMENT FROM WHOM AN APPROVAL, PERMIT, AND/OR REVIEW IS REQUIRED FOR ANY ASPECT OF THE PROJECT.
2. CONTRACTOR ACKNOWLEDGES AND AGREES THAT THE USE AND RELIANCE OF THE PLANS IS SUFFICIENT CONSIDERATION FOR CONTRACTOR'S COVENANTS STATED HEREIN.
3. NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THEIR OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
4. ALL WORK HEREIN PROPOSED SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS OF ANY JURISDICTIONAL ENTITY, AND ALL SUCH PERTINENT LAWS, DIRECTIVES, ORDINANCES AND THE LIKE SHALL BE CONSIDERED TO BE A PART OF THESE PLANS. IF A DISCREPANCY IS NOTED BETWEEN THE PLANS AND REQUIREMENTS OF ANY JURISDICTIONAL ENTITY, THE CLIENT AND/OR CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
5. CONSTRUCTION OF WORK PROPOSED BY THE PLANS SHALL BE COMPLETED IN ACCORDANCE WITH, AND MATERIALS USED SHALL BE IN COMPLIANCE WITH, THE METHODS AND MATERIALS REQUIRED IN THE APPROPRIATE SECTIONS OF THE LATEST EDITIONS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION , DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS" AND "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS".
6. WHEN THE PLANS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF EXISTING UNDERGROUND FACILITIES AND UTILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE APPROXIMATE LOCATION AND ELEVATION OF SUCH FACILITIES AND UTILITIES. AT THE LOCATIONS WHERE DETAILED POSITIONS OF THESE FACILITIES AND UTILITIES BECOME NECESSARY FOR NEW CONSTRUCTION, INCLUDING ALL POINTS OF CONNECTION, THE CONTRACTOR SHALL FURNISH ALL LABOR AND TOOLS TO VERIFY OR DEFINITELY ESTABLISH THE HORIZONTAL LOCATION, ELEVATION, SIZE, AND MATERIAL OF THE FACILITIES AND UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES IN EXISTING INFORMATION OR CONFLICTS WITH EXISTING UTILITIES EXIST. ENGINEER ASSUMES NO RESPONSIBILITY WHATEVER WITH RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, NOR THE MANNER IN WHICH THEY ARE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO CONSTRUCTION TO NOTIFY ALL UTILITY COMPANIES OF THE INTENT TO BEGIN CONSTRUCTION AND TO VERIFY THE ACTUAL LOCATION OF ALL SUCH FACILITIES AND UTILITIES. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES THE WORKING SCHEDULE FOR REMOVING OR ADJUSTING THESE FACILITIES.
7. THE PLANS HAVE BEEN PREPARED BY THE ENGINEER BASED ON THE ASSUMPTION THAT EXISTING OR MODIFIED SOIL CONDITIONS ARE SUITABLE TO SUPPORT THE PROPOSED IMPROVEMENTS SHOWN. THE CLIENT AND/OR CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IF ANY OBSTRUCTIONS OR UNSUITABLE MATERIAL ARE DISCOVERED THAT PREVENTS THE INSTALLATION OF THE IMPROVEMENTS AS SHOWN ON THE PLANS. THE CLIENT, AT THEIR DISCRETION SHALL RETAIN A GEOTECHNICAL ENGINEER, TO ENSURE THE SOIL CONDITIONS ARE SUITABLE TO SUPPORT THE PROPOSED IMPROVEMENTS.
8. DUE TO THE UNCERTAINTY OF SEASONAL GROUND WATER TABLES AND THE GEOPHYSICAL CONDITIONS AFFECTING GROUND WATER MOVEMENT, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF GROUND WATER ASSOCIATED WITH SUBGRADE CONSTRUCTION. UNDERGROUND UTILITIES, BASEMENTS, OR OTHER SIMILAR FACILITIES CONSTRUCTED BELOW FINISHED GRADE ARE AT THE RISK OF THE CLIENT. CLIENT SHALL COORDINATE WITH CONTRACTOR, ARCHITECT, AND/OR SOILS ENGINEER TO MITIGATE THE POTENTIAL IMPACT OF GROUND WATER ON THE PROPOSED IMPROVEMENTS.
9. TREES NOT SCHEDULED TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE. TREES SHALL NOT BE REMOVED UNLESS REQUESTED BY THE CLIENT.
10. THE CONTRACTOR SHALL PROVIDE ALL SIGNS, EQUIPMENT, AND PERSONNEL NECESSARY TO PROVIDE FOR SAFE AND EFFICIENT TRAFFIC FLOW IN ALL AREAS WHERE WORK WILL INTERRUPT, INTERFERE OR CAUSE TO CHANGE IN ANY FORM THE CONDITIONS OF TRAFFIC FLOW THAT EXISTED PRIOR TO THE START OF WORK. EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED AT ALL TIMES.
11. THE CONTRACTOR, HIS AGENTS AN EMPLOYEES, AND ALL EQUIPMENT, MACHINERY AND VEHICLES SHALL CONFINE THEIR WORK WITH THE BOUNDARIES OF THE PROJECT OR WORK AREA. THE CONTRACTOR SHALL BE SOLELY LIABLE FOR DAMAGE CAUSED BY THEIR AGENTS, EMPLOYEES, EQUIPMENT, MACHINERY, AND VEHICLES ON ADJACENT PROPERTIES OR AREAS OUTSIDE DESIGNATED WORK AREAS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO ARRANGE FOR THE RELOCATION OR BRACING OF EXISTING UTILITY POLES THAT MAY BE WITHIN THE WORKING LIMITS OF THE CONTRACT. ALL WORK AND COSTS CONNECTED WITH THE RELOCATION OR MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CLIENT OR CONTRACTOR.
13. RESTORATION OF DAMAGE TO PUBLIC OR PRIVATE PROPERTY OUTSIDE THE LIMITS OF THE PROJECT SHALL BE PERFORMED IMMEDIATELY UPON COMPLETION OF THE WORK. AREAS SHALL BE RESTORED AS NEARLY AS POSSIBLE TO THEIR ORIGINAL CONDITION OR BETTER AND SHALL INCLUDE BUT NOT LIMITED TO: MAINTAINED LAWNS AND RIGHT-OF-WAYS, ROADWAYS, DITCHES, SIDEWALKS, PAVEMENTS, LANDSCAPING, TREES, FENCES, MAILBOXES, SEWERS, WATER MAINS, ETC.
14. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS RELATING TO THE SAFETY OF PERSONS OR PROPERTY, OR TO THE PROTECTION OF PERSONS OR PROPERTY FROM DAMAGE, INJURY, OR LOSS, AND SHALL ERECT AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR SUCH SAFETY AND PROTECTION. THE DUTIES OF THE ENGINEER DO NOT INCLUDE REVIEW OF THE ADEQUACY OF EITHER THE CONTRACTOR'S OR THE GENERAL PUBLIC'S SAFETY IN, ON, OR NEAR THE CONSTRUCTION SITE.
15. CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF CONSTRUCTION DEBRIS, WASTE MATERIAL, TRASH, OILS, AND OTHER MISCELLANEOUS ITEMS. ADJACENT ROADWAYS SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. UTILITY STRUCTURES AND CURB FLOW LINES SHALL BE CLEANED OF DEBRIS.
16. FOR DISTURBANCES EXCEEDING ONE ACRE, A NOTICE OF INTENT SHALL BE SUBMITTED BY THE ENGINEER TO OBTAIN THE IEPA'S GENERAL NPDES PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION SITE ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL INSPECTIONS AND RECORD KEEPING REQUIRED AS PART OF THE NPDES PERMIT.
17. CONTRACTOR SHALL ADJUST ALL STRUCTURES TO EITHER EXISTING OR PROPOSED ELEVATIONS. ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL. ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM A ANY ADDITIONAL ADJUSTMENTS AS REQUIRED DURING FINAL INSPECTION.
18. THE VILLAGE/CITY SHALL BE NOTIFIED WHEN EXISTING FIELD DRAINAGE TILES ARE ENCOUNTERED DURING CONSTRUCTION REGARDLESS OF CONDITION OR FUNCTIONALITY. THE VILLAGE/CITY SHALL HAVE FINAL APPROVAL OF ANY REPAIR, CONNECTION, ABANDONMENT, OR OTHER METHODS FOR MITIGATING EXISTING DRAINAGE TILES ENCOUNTERED ON SITE. CONTRACTOR SHALL KEEP A RECORD OF ALL SIZES AND LOCATIONS OF ENCOUNTERED FIELD DRAINAGE TILES.
19. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
20. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE ENGINEER AT CONTRACTOR'S COST.
21. ANY EXISTING SIGNS, LIGHT STANDARDS, AND/OR UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR, WHICH SHALL BE CONSIDERED INCIDENTAL. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
22. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE CLIENT AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.
23. CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE CONTRACTOR'S WORK. IN ANY AND ALL CLAIMS AGAINST THE ENGINEER BY ANY EMPLOYEE OF THE CONTRACTOR, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR, OR ANYONE WHOSE ACTS THE CONTRACTOR MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR UNDER WORKER'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.
24. CONTRACTOR SHALL MAINTAIN COMPREHENSIVE GENERAL LIABILITY INSURANCE, WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE, AND COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE TO PROVIDE PROTECTION FROM CLAIMS WHICH MAY ARISE OUT OF OR RESULTING FROM THE PERFORMANCE OF WORK BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR OR BY ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE. THE ENGINEER SHALL BE NAMES AS ADDITIONAL INSURED ON THE POLICIES.
25. THE ENGINEER SHALL NOT SUPERVISE, DIRECT, OR HAVE CONTROL OVER THE CONTRACTOR'S WORK. NOR SHALL THE ENGINEER HAVE THE AUTHORITY OVER THE RESPONSIBILITY FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES SELECTED BY THE CONTRACTOR TO COMPLETE THE WORK. ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL TO THE WORK OF THE CONTRACTOR OR FOR ANY FAILURE OF THE CONTRACTOR TO COMPLY WITH THE LAWS, RULES, REGULATIONS, ORDINANCES, CODES, OR ORDERS APPLICABLE TO THE CONTRACTOR FURNISHING AND PERFORMING THEIR WORK.

CITY OF LOCKPORT



1. SIDEWALK OR MULTI-USE PATH AS DETERMINED BY CITY (SEE DETAILS PAV-05 AND PAV-06) SEE NOTE 1
2. 6" MIN. OF TOPSOIL AND SOD. MIN SLOPE = 2%, MAX SLOPE = 10% DESIGN USES: 2.3% SLOPE
3. TRACKLESS TACK COAT
4. GEOTECHNICAL FABRIC FOR GROUND STABILIZATION
5. 12" AGGREGATE SUBGRADE IMPROVEMENT (9" CS01/CS02/RR01 UNDER 3" CA-6)

		RESIDENTIAL	RESIDENTIAL COLLECTOR	COLLECTOR	INDUSTRIAL	ARTERIAL
A	ROW WIDTH	60'	66'	80'	100'	100'
B	EOP TO EOP WIDTH	25'	28'	VARIES*	VARIES*	VARIES*
C	SURFACE THICKNESS	2"	2"	2"	2"	2"
D	BINDER THICKNESS	4"	4"	6"	6"	6"
E	CURB & GUTTER	B-6.12	B-6.12	B-6.12	VARIES*	VARIES*

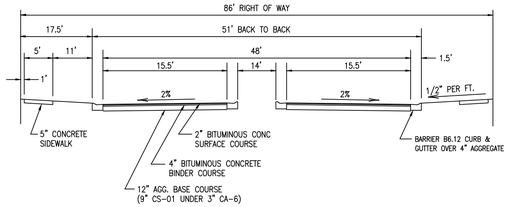
* - TO BE DETERMINED BY CITY

NOTES:
1. MATERIAL TESTING SHALL BE IN ACCORDANCE WITH THE CITY'S DEVELOPMENT GUIDELINES AND IDOT'S PROJECT PROCEDURES GUIDELINES.
2. PROOF ROLL OF SUBGRADE AND AGGREGATE BASE COURSE SHALL BE WITNESSED BY CITY REPRESENTATIVE & TESTING AGENCY PRIOR TO INSTALLATION OF SUBBASE. ANY SUBGRADE FAILURE SHALL BE CORRECTED ACCORDING TO IDOT'S SUBGRADE STABILITY MANUAL. PROTECTION OF SUBGRADE AND BASE COURSE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
3. ROADWAY CLASSIFICATION SHALL BE AT THE DISCRETION OF THE CITY.
4. ALL SUBGRADE, AGGREGATE BASE COURSES, AND PAVEMENTS SHALL BE COMPACTED TO THE MINIMUM REQUIREMENTS OF THE IDOT STANDARD SPECIFICATIONS.
5. SEE DETAIL PAV-03 FOR BARRIER CURB & GUTTER REQUIREMENTS. TRANSITION PGE TO CA-6 FOR CURB & GUTTER INSTALLATION.

PROPOSED SECTION GRADES:
EOP = CL − 0.28'
TC = CL + 0.14'
FW = CL + 0.4'
BW = CL + 0.5'
ROW = CL + 0.5'

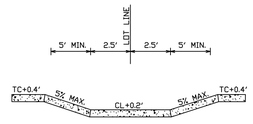
NOT TO SCALE
PAV-09
ROADWAY CROSS-SECTIONS
DATE: JANUARY 2026

NOTE 1: PROVIDE 8 FOOT WIDE PAVED MULTI-USE PATH ON NORTH SIDE OF ROADWAY, ACROSS THE FRONTAGE OF LOT 14.

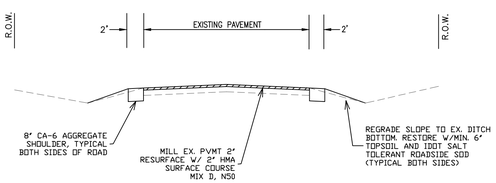


NOTE: SEE ROADWAY CROSS-SECTIONS DETAIL (PAV-09) ABOVE FOR ADDITIONAL DETAILS.

ROYAL HIGHLANDS DRIVE AT SMITH ROAD

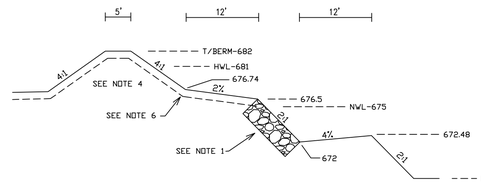


DEPRESSED SIDEWALK @ 100-YR FLOOD ROUTE

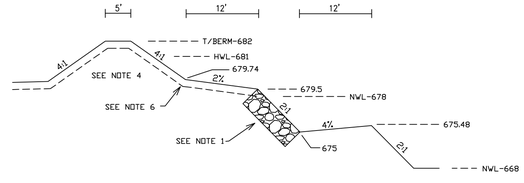


NOTE: WORK TO BE COMPLETED ACROSS FRONTAGE OF SUBDIVISION.

BASHAM DR./SMITH ROAD/141st ST.

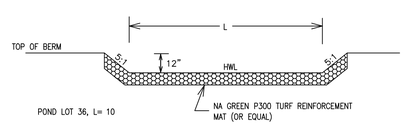


DETENTION BASIN LOT 14

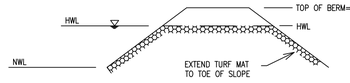


DETENTION BASIN LOT 36

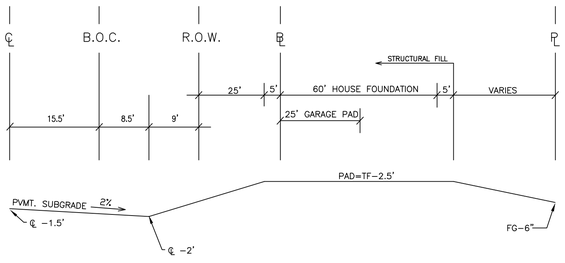
1. THE 2:1 SLOPED AREA SHALL BE BLANKETED WITH GEOTECHNICAL FABRIC TO PREVENT WEEDS. THE FABRIC SHALL THEN BE COVERED WITH A LAYER OF NATURAL STONES, HAVING A MINIMUM DIAMETER OF EIGHTEEN INCHES. THE SURFACE OF THE STONES ON THE 2:1 SLOPE SHALL BE ARRANGED IN SUCH A MANNER SO AS TO ENABLE A PERSON TO CLIMB OUT OF THE POND OVER THE STONES.
2. AERATION EQUIPMENT TO BE PROVIDED. COORDINATE WITH CITY AS NECESSARY.
3. VOLUME BELOW NWL = 2.41 AC-FT. TWO YEAR RUNOFF VOLUME = 2.21 ACRE-FT
4. BERMS AROUND BASIN TO BE CONSTRUCTED OF LOW PERMEABILITY CLAY COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY IN MAX. 9" LIFTS
5. BASIN SECTIONS PER CITY OF LOCKPORT DEVELOPMENT CODE
6. PROVIDE 6" TOPSOIL ON BASIN SLOPES AND BERMS. PROVIDE STORM WATER SEED MIX FROM NORMAL WATER LEVEL TO HIGH WATER LEVEL. PROVIDE TURF GRASS SEED MIX ON REMAINDER OF BERM TO TOE OF SLOPE ON DOWNSTREAM SIDE. SEE LANDSCAPE PLAN FOR SEED MIX.



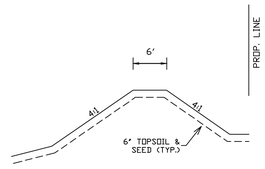
POND LOT 36, L= 10



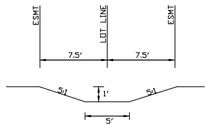
TYPICAL POND OVERFLOW WEIR – LOT 36



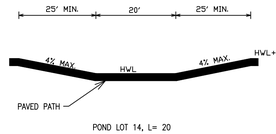
TYPICAL MASS GRADE SECTION



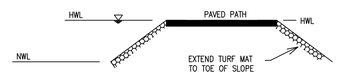
LANDSCAPE BERMS – DUPLEX AREAS



100 YR SIDE-YARD FLOOD ROUTE



POND LOT 14, L= 20



TYPICAL POND OVERFLOW WEIR – LOT 36

NO.	DATE	REVISION
	06.26.26	INITIAL SUBMITTAL
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3	09.14.26	CITY REVIEW #3
4	09.29.26	CITY REVIEW #4

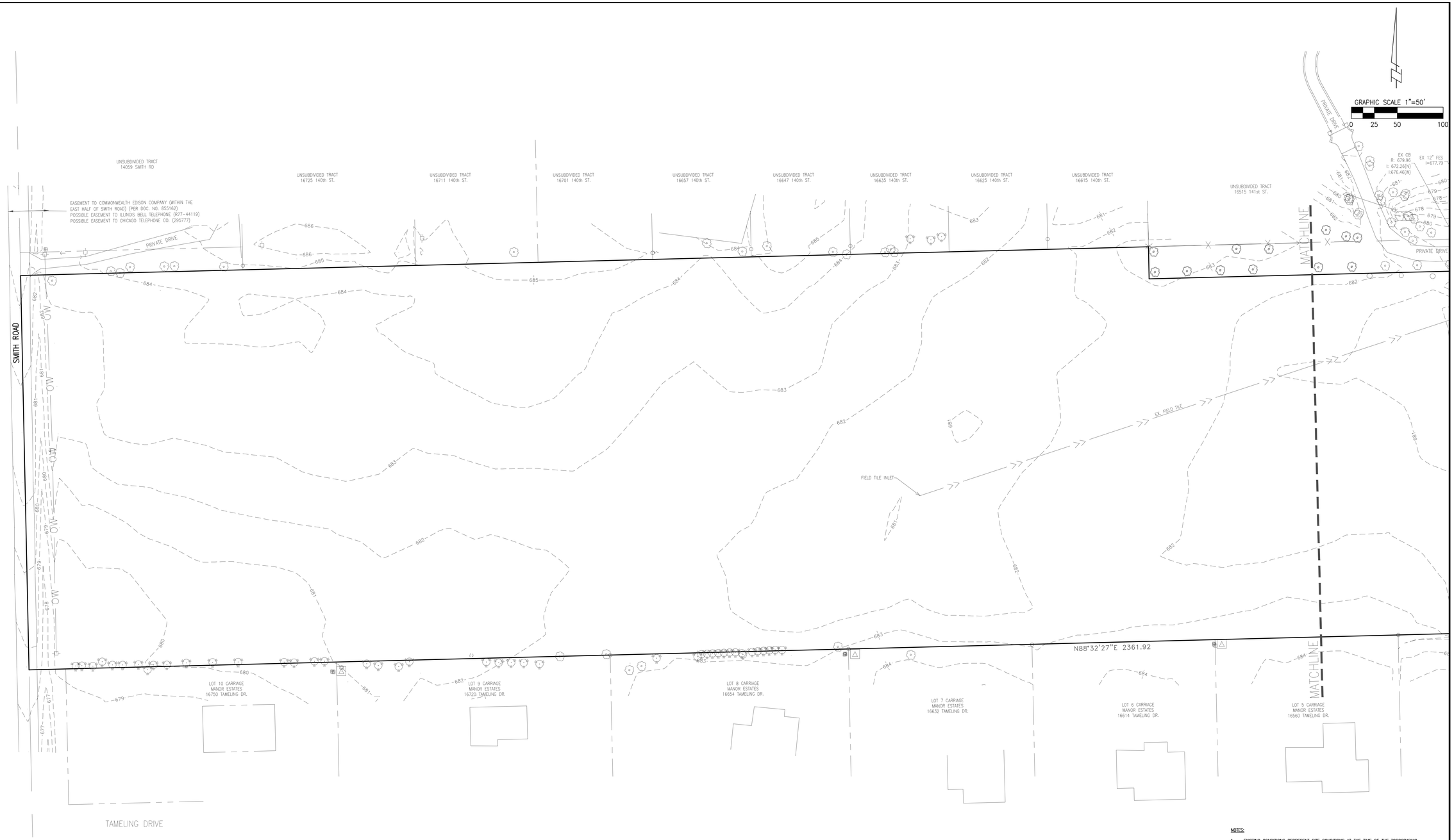
ROYAL HIGHLANDS ESTATES
SWC BASHAM DR. & 141 ST.
LOCKPORT, IL

GENERAL NOTES & TYPICAL SECTIONS

GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 22011
DATE: 6.04.26
DRAWN BY: SB
CHECKED BY: TC

SHEET NO. 2



NOTES:

1. EXISTING CONDITIONS REPRESENT SITE CONDITIONS AT THE TIME OF THE TOPOGRAPHIC SURVEY. CONTRACTOR SHALL INSPECT SITE PRIOR TO START OF WORK TO VERIFY ACTUAL FIELD CONDITIONS AND NOTIFY OWNER AND ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
2. LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT ALL UTILITY COMPANIES AND JULIE TO VERIFY LOCATIONS AND ELEVATIONS PRIOR TO STARTING ANY WORK.
3. CONTRACTOR TO PROVIDE NECESSARY PROTECTION TO ALL EXISTING UTILITIES AND ROADWAYS.
4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSAL (PER THE APPROPRIATE RULES AND REGULATIONS) OF ALL STRUCTURES, PADS, WALLS, FOUNDATIONS, ROADS, PAVING, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
5. A FIELD TILE STUDY HAS NOT BEEN PERFORMED FOR THE SITE. ANY TILES ENCOUNTERED SHALL BE REPLACED, RE-ROUTED, AND/OR CONNECTED TO THE STORM SEWER SYSTEM. CONTRACTOR SHALL LOCATE AND IDENTIFY FIELD TILES ON THE RECORD PLANS. ALL WORK SHALL BE COORDINATED WITH THE MUNICIPALITY.
6. SITE BENCHMARK AND CONTROL POINTS SHOWN FOR REFERENCE AND REPRESENT DATA AT TIME TOPOGRAPHIC SURVEY WAS PERFORMED. GEOTECH INC. HAS NO CONTROL OVER SITE CONDITIONS AFTER COMPLETION OF TOPOGRAPHIC SURVEY. CONTRACTOR OR CONSTRUCTION LAYOUT SURVEYOR SHALL VERIFY DATA BEFORE CONSTRUCTION AND REPORT ANY DISCREPANCIES.

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4	09.29.26	CITY REVIEW #4

ROYAL HIGHLANDS ESTATES
SWC BASHAM DR. & 141 ST.
LOCKPORT, IL

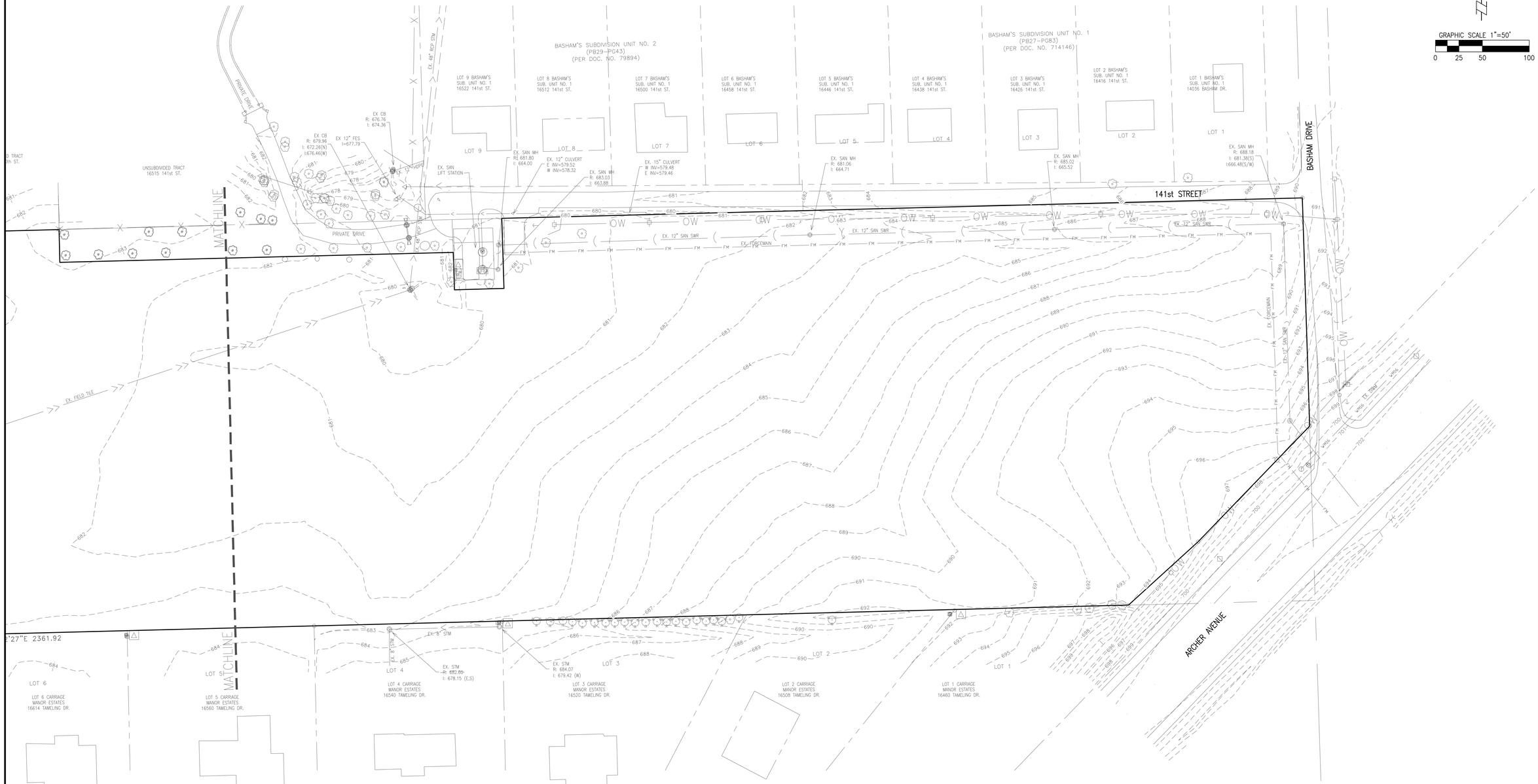
EXISTING CONDITIONS – 1

GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 22011
DATE: 6.04.26
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SHEET NO. 3

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NOTES:

1. EXISTING CONDITIONS REPRESENT SITE CONDITIONS AT THE TIME OF THE TOPOGRAPHIC SURVEY. CONTRACTOR SHALL INSPECT SITE PRIOR TO START OF WORK TO VERIFY ACTUAL FIELD CONDITIONS AND NOTIFY OWNER AND ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
2. LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT ALL UTILITY COMPANIES AND JULIE TO VERIFY LOCATIONS AND ELEVATIONS PRIOR TO STARTING ANY WORK.
3. CONTRACTOR TO PROVIDE NECESSARY PROTECTION TO ALL EXISTING UTILITIES AND ROADWAYS.
4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSAL (PER THE APPROPRIATE RULES AND REGULATIONS) OF ALL STRUCTURES, PADS, WALLS, FOUNDATIONS, ROADS, PAVING, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
5. A FIELD TILE STUDY HAS NOT BEEN PERFORMED FOR THE SITE. ANY TILES ENCOUNTERED SHALL BE REPLACED, RE-ROUTED, AND/OR CONNECTED TO THE STORM SEWER SYSTEM. CONTRACTOR SHALL LOCATE AND IDENTIFY FIELD TILES ON THE RECORD PLANS. ALL WORK SHALL BE COORDINATED WITH THE MUNICIPALITY.
6. SITE BENCHMARK AND CONTROL POINTS SHOWN FOR REFERENCE AND REPRESENT DATA AT TIME TOPOGRAPHIC SURVEY WAS PERFORMED. GEOTECH INC. HAS NO CONTROL OVER SITE CONDITIONS AFTER COMPLETION OF TOPOGRAPHIC SURVEY. CONTRACTOR OR CONSTRUCTION LAYOUT SURVEYOR SHALL VERIFY DATA BEFORE CONSTRUCTION AND REPORT ANY DISCREPANCIES.

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ROYAL HIGHLANDS ESTATES
SWC BASHAM DR. & 141 ST.
LOCKPORT, IL

EXISTING CONDITIONS - 2

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

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DATE: 6.04.26
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SHEET NO. 4

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HATCH LEGEND:

- EXISTING PAVEMENT TO BE RESURFACED AND A 2-FT WIDE AGGREGATE SHOULDER INSTALLED. SEE CONSTRUCTION NOTES AND TYPICAL SECTION FOR DETAILS.
- ROADWAY PAVEMENT, SEE TYPICAL SECTIONS
- PCC SIDEWALK & PATH, SEE TYPICAL SECTIONS
- BITUMINOUS PATH, SEE TYPICAL SECTIONS

SITE DATA TABLE

SITE AREA: 24.42 ACRES

SINGLE FAMILY (LOTS 1-13 & 37-49):

AREA: 13.79 ACRES
LOTS: 26

DUPLEXES (LOTS 15-35):

AREA: 10.63 ACRES
LOTS: 21
UNITS: 42

(f) CONSTRUCTION NOTES:

1. SMITH ROAD & 141st STREET TO BE MILLED (2-INCHES) AND RESURFACED WITH 2-INCHES HMA BITUMINOUS SURFACE COURSE, MIX D, N50. LIMIT OF WORK SHALL BE THE FRONTAGE OF SUBDIVISION. SEE SHEET 2 FOR TYPICAL SECTION.
2. PROVIDE 2 FOOT WIDE AGGREGATE SHOULDER (8" CA-6) ADJACENT TO EXISTING SMITH ROAD & 141ST STREET EDGE OF PAVEMENT ACROSS FRONTAGE OF SUBDIVISION. SEE SHEET 2 FOR TYPICAL SECTION.
3. EXISTING POWER POLE TO BE RELOCATED. COORDINATE WITH COMED.
4. PEDESTRIAN CROSSWALK 6" SOLID WHITE PARALLEL LINES LINES AT MINIMUM 6' SPACING
5. PROVIDE DEPRESSED CURBS, RAMPS, AND DETECTABLE WARNING SURFACE AT ALL LOCATIONS WHERE SIDEWALK INTERSECTS CURB. SEE DETAIL SHEET FOR STANDARD DETAILS. PROVIDE 8' WIDE RETURN ON SOUTH SIDE OF R.O.W. AT MULTI-USE PATH CROSSINGS. SEE DETAIL
6. STOP SIGN, R1-1, 30" X 30" W/ CROSS TRAFFIC DOES NOT STOP SIGN (W4-4P -24" x 12"). PROVIDE 24" WHITE STOP BAR
7. PROVIDE DEPRESSED CURB & GUTTER ACROSS PROPOSED PARKING STALLS.
8. PROVIDE 5 PARKING STALLS (9' BY 20.5'). PAVEMENT SHALL BE: 8" AGGREGATE BASE (CA-6), 2.5" HMA BITUMINOUS BINDER IL-19, N50, AND 1.5" HMA SURFACE MIX D, N50. PARKING STALLS SHALL BE PRIVATE.
9. ROAD NARROW SIGN, W5-1, 30" DIAMOND. COORDINATE WITH CITY FOR FINAL SIGNAGE
10. PRIOR TO A PERMIT BEING ISSUED, DEVELOPER TO OBTAIN PAVEMENT CORES FOR BASHAM DRIVE TO VERIFY EXISTING PAVEMENT SECTION TO DETERMINE EXTENT OF RECONSTRUCTION. AT A MINIMUM, BASHAM DRIVE TO BE MILLED (2-INCHES) AND RESURFACED WITH 2-INCHES HMA BITUMINOUS SURFACE COURSE, MIX D, N50. LIMIT OF WORK SHALL BETWEEN ARCHER AVE AND 141ST STREET. SEE SHEET 2 FOR TYPICAL SECTION.
11. 18"W x 24"H SPEED LIMIT 25 (R2-1) SIGN
12. AT CURB & CUTTER TO DITCH TRANSITIONS, CURB SHALL BE FLARED TO DIRECT RUNOFF TO THE DITCH. PROVIDE RIP RAP APRON FROM CURB TO DITCH BOTTOM.
13. FOUNDATIONS AND DRIVEWAY LOCATIONS SHOWN FOR REFERENCE BASED ON A TYPICAL MODEL HOME PROPOSED FOR THE SUBDIVISION. FINAL LOCATIONS AND SPECIFIC FOUNDATION WILL BE ESTABLISHED AS PART OF THE BUILDING PERMIT APPLICATION FOR EACH LOT. TYPICAL FOR ALL SHEETS
14. BIKE PATH EAST OF ROYAL HIGHLANDS DRIVE TO BE CONSTRUCTED IN FUTURE, BY OTHERS. CONSTRUCT AREAS TO PROPOSED ELEVATIONS AND PROVIDE 4" TOPSOIL AND SEED WITH BLANKET.
15. BITUMINOUS PATH AROUND LOT 14 AND SOUTH SIDE OF 141ST STREET TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

NOTES:

1. LOT DIMENSIONS AND EASEMENTS SHOWN FOR REFERENCE, REFER TO FINAL PLAT FOR ADDITIONAL DETAILS.
2. SIDEWALK APPROACHED AT INTERSECTIONS OR MID-BLOCK CROSSINGS SHAL MEET THE REQUIREMENTS OF THE ILLINOIS ACCESSIBILITY CODE AND SHALL INCLUDE DETECTABLE WARNING TILES AND DEPRESSED CURBS. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
3. CURB RETURN RADII AT INTERSECTIONS SHALL BE 25 FEET MEASURED FROM EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
4. ALL CONNECTIONS TO EXISTING PAVEMENT SHALL BE PROVIDED WITH A BUTT JOINT.
5. PROVIDE FULL DEPTH SAWCUT FOR ALL CURB, PAVEMENT, OR SIDEWALK TO BE REMOVED.
6. LIGHT POLE LOCATIONS SHOWN FOR REFERENCE AND PLANS DO NOT INCLUDE THE DESIGN FOR PROVIDING POWER TO EACH LOT. OWNER AND CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR THE DESIGN AND LAYOUT FOR POWER, CONTROLLER BOXES, METERS, ETC.
7. PROPOSED FACE OF CURB SHALL BE STAMPED WITH "W" FOR WATER AND "S" FOR SANITARY WHERE RESPECTIVE SERVICE LINE CROSSED UNDER CURB
8. SEE SHEET 2 FOR TYPICAL ROADWAY SECTIONS.
9. ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC
10. 8' WIDE PCC PATH SHALL BE PROVIDED WITHIN THE NORTH R.O.W. ACROSS THE FRONTAGE OF LOT 1 TO LOT 14. 8' WIDE PATH SHALL MATCH THE SIDEWALK SECTION: 5" PCC (6" AT DRIVEWAYS) WITH 4" CA-6

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ROYAL HIGHLANDS ESTATES
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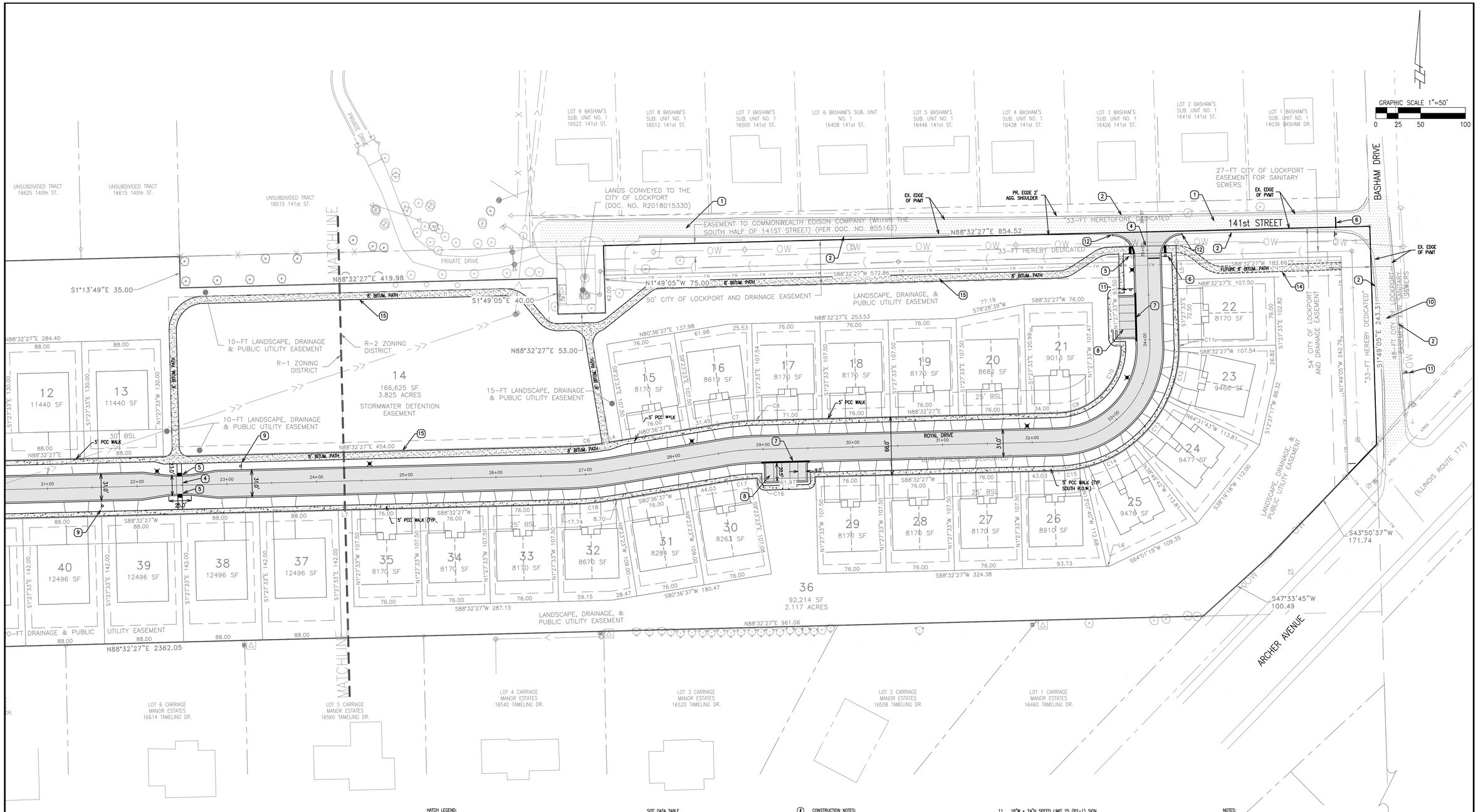
GEOMETRIC PLAN – 1

GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 22011
DATE: 6.04.26
DRAWN BY: SB
CHECKED BY: TC

SHEET NO. 5

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PlotDate: 9/29/2026 10:42 AM Layout: GEOMETRIC PLAN - 1



HATCH LEGEND:

- EXISTING PAVEMENT TO BE RESURFACED AND A 2-FT WIDE AGGREGATE SHOULDER INSTALLED. SEE CONSTRUCTION NOTES AND TYPICAL SECTION FOR DETAILS.
- ROADWAY PAVEMENT, SEE TYPICAL SECTIONS
- PCC SIDEWALK & PATH, SEE TYPICAL SECTIONS
- BITUMINOUS PATH, SEE TYPICAL SECTIONS

SITE DATA TABLE

SITE AREA: 24.42 ACRES

SINGLE FAMILY (LOTS 1-13 & 37-49):

AREA: 13.79 ACRES
LOTS: 26

DUPLEXES (LOTS 15-35):

AREA: 10.63 ACRES
LOTS: 21
UNITS: 42

CONSTRUCTION NOTES:

1. SMITH ROAD & 141st STREET TO BE MILLED (2-INCHES) AND RESURFACED WITH 2-INCHES HMA BITUMINOUS SURFACE COURSE, MIX D, N50. LIMIT OF WORK SHALL BE THE FRONTAGE OF SUBDIVISION. SEE SHEET 2 FOR TYPICAL SECTION.
2. PROVIDE 2 FOOT WIDE AGGREGATE SHOULDER (8" CA-6) ADJACENT TO EXISTING SMITH ROAD & 141ST STREET EDGE OF PAVEMENT ACROSS FRONTAGE OF SUBDIVISION. SEE SHEET 2 FOR TYPICAL SECTION.
3. EXISTING POWER POLE TO BE RELOCATED. COORDINATE WITH COMED.
4. PEDESTRIAN CROSSWALK 6" SOLID WHITE PARALLEL LINES LINES AT MINIMUM 6' SPACING
5. PROVIDE DEPRESSED CURBS, RAMPS, AND DETECTABLE WARNING SURFACE AT ALL LOCATIONS WHERE SIDEWALK INTERSECTS CURB. SEE DETAIL SHEET FOR STANDARD DETAILS. PROVIDE 8' WIDE RETURN ON SOUTH SIDE OF R.O.W. AT MULTI-USE PATH CROSSINGS. SEE DETAIL
6. STOP SIGN, R1-1, 30" X 30" W/ CROSS TRAFFIC DOES NOT STOP SIGN (W4-4P -24" x 12"). PROVIDE 24" WHITE STOP BAR
7. PROVIDE DEPRESSED CURB & GUTTER ACROSS PROPOSED PARKING STALLS.
8. PROVIDE 5 PARKING STALLS (9' BY 20.5'). PAVEMENT SHALL BE: 8" AGGREGATE BASE (CA-6), 2.5" HMA BITUMINOUS BINDER IL-19, N50, AND 1.5" HMA SURFACE MIX D, N50. PARKING STALLS SHALL BE PRIVATE.
9. ROAD NARROW SIGN, W5-1, 30" DIAMOND. COORDINATE WITH CITY FOR FINAL SIGNAGE
10. PRIOR TO A PERMIT BEING ISSUED, DEVELOPER TO OBTAIN PAVEMENT CORES FOR BASHAM DRIVE TO VERIFY EXISTING PAVEMENT SECTION TO DETERMINE EXTENT OF RECONSTRUCTION. AT A MINIMUM, BASHAM DRIVE TO BE MILLED (2-INCHES) AND RESURFACED WITH 2-INCHES HMA BITUMINOUS SURFACE COURSE, MIX D, N50. LIMIT OF WORK SHALL BETWEEN ARCHER AVE AND 141ST STREET. SEE SHEET 2 FOR TYPICAL SECTION.
11. 18"W x 24"H SPEED LIMIT 25 (R2-1) SIGN
12. AT CURB & GUTTER TO DITCH TRANSITIONS, CURB SHALL BE FLARED TO DIRECT RUNOFF TO THE DITCH. PROVIDE RIP RAP APRON FROM CURB TO DITCH BOTTOM.
13. FOUNDATIONS AND DRIVEWAY LOCATIONS SHOWN FOR REFERENCE BASED ON A TYPICAL MODEL HOME PROPOSED FOR THE SUBDIVISION. FINAL LOCATIONS AND SPECIFIC FOUNDATION WILL BE ESTABLISHED AS PART OF THE BUILDING PERMIT APPLICATION FOR EACH LOT. TYPICAL FOR ALL SHEETS
14. BIKE PATH EAST OF ROYAL HIGHLANDS DRIVE TO BE CONSTRUCTED IN FUTURE, BY OTHERS. CONSTRUCT AREAS TO PROPOSED ELEVATIONS AND PROVIDE 4" TOPSOIL AND SEED WITH BLANKET.
15. BITUMINOUS PATH AROUND LOT 14 AND SOUTH SIDE OF 141ST STREET TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

NOTES:

1. LOT DIMENSIONS AND EASEMENTS SHOWN FOR REFERENCE, REFER TO FINAL PLAT FOR ADDITIONAL DETAILS.
2. SIDEWALK APPROACHED AT INTERSECTIONS OR MID-BLOCK CROSSINGS SHAL MEET THE REQUIREMENTS OF THE ILLINOIS ACCESSIBILITY CODE AND SHALL INCLUDE DETECTABLE WARNING TILES AND DEPRESSED CURBS. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
3. CURB RETURN RADII AT INTERSECTIONS SHALL BE 25 FEET MEASURED FROM EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
4. ALL CONNECTIONS TO EXISTING PAVEMENT SHALL BE PROVIDED WITH A BUTT JOINT.
5. PROVIDE FULL DEPTH SAWCUT FOR ALL CURB, PAVEMENT, OR SIDEWALK TO BE REMOVED.
6. LIGHT POLE LOCATIONS SHOWN FOR REFERENCE AND PLANS DO NOT INCLUDE THE DESIGN FOR PROVIDING POWER TO EACH LOT. OWNER AND CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR THE DESIGN AND LAYOUT FOR POWER, CONTROLLER BOXES, METERS, ETC.
7. PROPOSED FACE OF CURB SHALL BE STAMPED WITH "W" FOR WATER AND "S" FOR SANITARY WHERE RESPECTIVE SERVICE LINE CROSSED UNDER CURB
8. SEE SHEET 2 FOR TYPICAL ROADWAY SECTIONS.
9. ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC
10. 8' WIDE PCC PATH SHALL BE PROVIDED WITHIN THE NORTH R.O.W. ACROSS THE FRONTAGE OF LOT 1 TO LOT 14. 8' WIDE PATH SMALL MATCH THE SIDEWALK SECTION: 5" PCC (6" AT DRIVEWAYS) WITH 4" CA-6

NO.	DATE	REVISION
0	06.26.26	INITIAL SUBMITTAL
1	08.06.26	CITY REVIEW #1
2	08.28.26	CITY REVIEW #2
3	09.14.26	CITY REVIEW #3
4	09.29.26	CITY REVIEW #4

ROYAL HIGHLANDS ESTATES
SWC BASHAM DR. & 141 ST.
LOCKPORT, IL

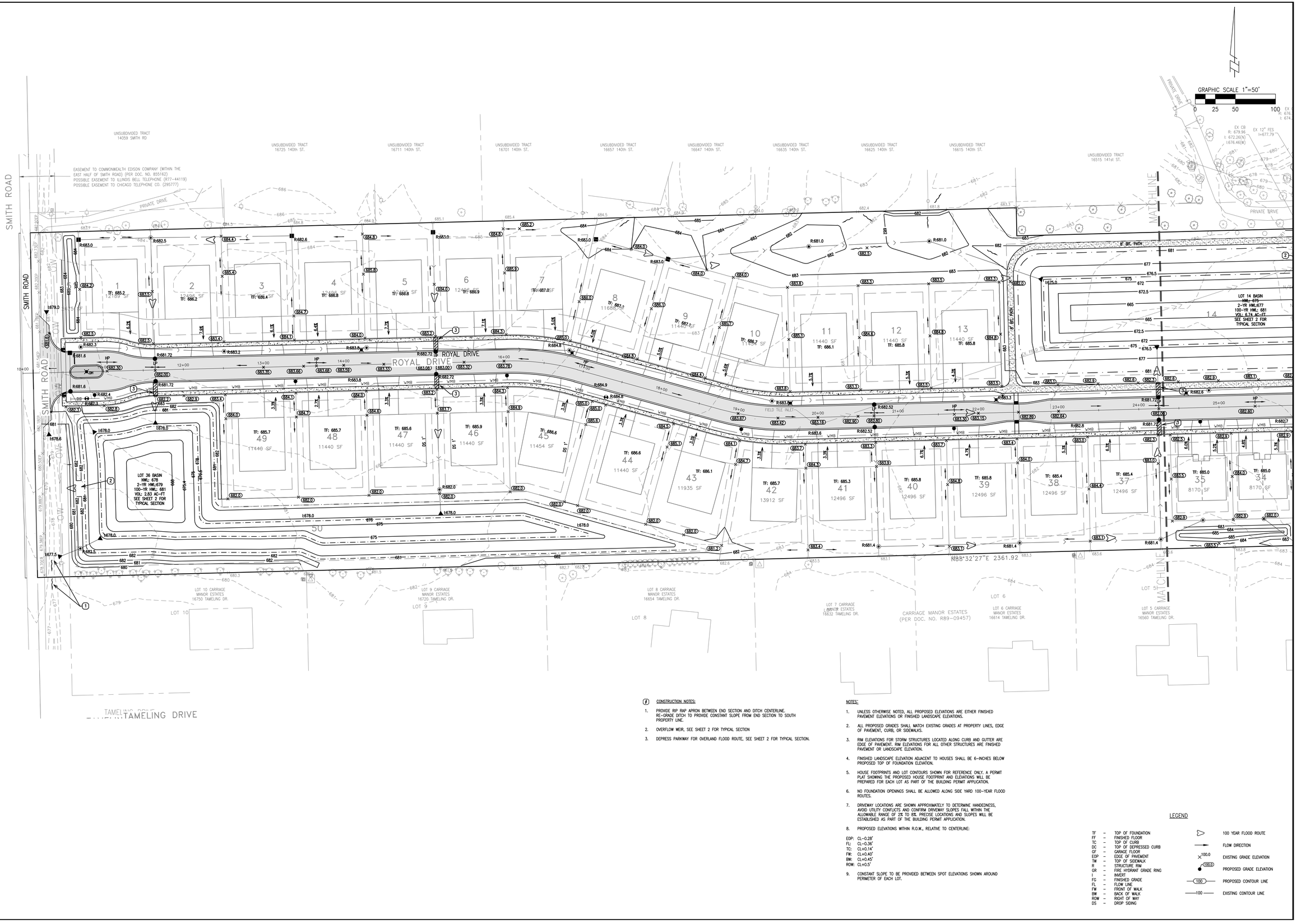
GEOMETRIC PLAN – 2

GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 22011
DATE: 6.04.26
DRAWN BY: SB
CHECKED BY: TC

SHEET NO. 6

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Plotted: 9/29/2026 10:42 AM, Layout: GEOMETRIC PLAN - 2



(1) CONSTRUCTION NOTES:

1. PROVIDE RIP RAP APRON BETWEEN END SECTION AND DITCH CENTERLINE. RE-GRADE DITCH TO PROVIDE CONSTANT SLOPE FROM END SECTION TO SOUTH PROPERTY LINE.
2. OVERFLOW WEIR, SEE SHEET 2 FOR TYPICAL SECTION
3. DEPRESS PARKWAY FOR OVERLAND FLOOD ROUTE, SEE SHEET 2 FOR TYPICAL SECTION.

NOTES:

1. UNLESS OTHERWISE NOTED, ALL PROPOSED ELEVATIONS ARE EITHER FINISHED PAVEMENT ELEVATIONS OR FINISHED LANDSCAPE ELEVATIONS.
2. ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT PROPERTY LINES, EDGE OF PAVEMENT, CURB, OR SIDEWALKS.
3. RIM ELEVATIONS FOR STORM STRUCTURES LOCATED ALONG CURB AND GUTTER ARE EDGE OF PAVEMENT. RIM ELEVATIONS FOR ALL OTHER STRUCTURES ARE FINISHED PAVEMENT OR LANDSCAPE ELEVATION.
4. FINISHED LANDSCAPE ELEVATION ADJACENT TO HOUSES SHALL BE 6-INCHES BELOW PROPOSED TOP OF FOUNDATION ELEVATION.
5. HOUSE FOOTPRINTS AND LOT CONTOURS SHOWN FOR REFERENCE ONLY. A PERMIT PLAT SHOWING THE PROPOSED HOUSE FOOTPRINT AND ELEVATIONS WILL BE PREPARED FOR EACH LOT AS PART OF THE BUILDING PERMIT APPLICATION.
6. NO FOUNDATION OPENINGS SHALL BE ALLOWED ALONG SIDE YARD 100-YEAR FLOOD ROUTES.
7. DRIVEWAY LOCATIONS ARE SHOWN APPROXIMATELY TO DETERMINE HANDEDNESS, AVOID UTILITY CONFLICTS AND CONFIRM DRIVEWAY SLOPES FALL WITHIN THE ALLOWABLE RANGE OF 2% TO 8%. PRECISE LOCATIONS AND SLOPES WILL BE ESTABLISHED AS PART OF THE BUILDING PERMIT APPLICATION.
8. PROPOSED ELEVATIONS WITHIN R.O.W., RELATIVE TO CENTERLINE:

EOP: CL-0.28'
FL: CL-0.36'
TC: CL+0.14'
FW: CL+0.40'
BW: CL+0.45'
ROW: CL+0.5'

9. CONSTANT SLOPE TO BE PROVIDED BETWEEN SPOT ELEVATIONS SHOWN AROUND PERIMETER OF EACH LOT.

LEGEND

TF	TOP OF FOUNDATION		100 YEAR FLOOD ROUTE
FF	FINISHED FLOOR		
TC	TOP OF CURB		FLOW DIRECTION
DC	TOP OF DEPRESSED CURB		
GF	GARAGE FLOOR	100.0	EXISTING GRADE ELEVATION
EOP	EDGE OF PAVEMENT		
TW	TOP OF SIDEWALK	100.0	PROPOSED GRADE ELEVATION
R	STRUCTURE RIM		
GR	FIRE HYDRANT GRADE RING		
I	INVERT		
FG	FINISHED GRADE	100	PROPOSED CONTOUR LINE
FL	FLOW LINE		
FW	FRONT OF WALK	100	EXISTING CONTOUR LINE
BW	BACK OF WALK		
ROW	RIGHT OF WAY		
DS	DROP SIDING		

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4	09.29.26	CITY REVIEW #4

ROYAL HIGHLANDS ESTATES
SWC BASHAM DR. & 141 ST.
LOCKPORT, IL

GRADING PLAN – 1

GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 22011
DATE: 6.04.26
DRAWN BY: SB
CHECKED BY: TC

SHEET NO. 7

GRAPHIC SCALE 1"=50'
0 25 50 100

BASHAM'S SUBDIVISION UNIT NO. 2 (PB29-PG43) (PER DOC. NO. 79894)

BASHAM'S SUBDIVISION UNIT NO. 1 (PB27-PG83) (PER DOC. NO. 714146)

LOT 9 BASHAM'S SUB. UNIT NO. 1 16522 141st ST.
LOT 8 BASHAM'S SUB. UNIT NO. 1 16512 141st ST.
LOT 7 BASHAM'S SUB. UNIT NO. 1 16500 141st ST.
LOT 6 BASHAM'S SUB. UNIT NO. 1 16458 141st ST.
LOT 5 BASHAM'S SUB. UNIT NO. 1 16446 141st ST.
LOT 4 BASHAM'S SUB. UNIT NO. 1 16438 141st ST.
LOT 3 BASHAM'S SUB. UNIT NO. 1 16426 141st ST.
LOT 2 BASHAM'S SUB. UNIT NO. 1 16416 141st ST.
LOT 1 BASHAM'S SUB. UNIT NO. 1 14036 BASHAM DR.

UNSUBDIVIDED TRACT 16615 140th ST.
UNSUBDIVIDED TRACT 16515 141st ST.
PRIVATE DRIVE
EX. 48" RCP STM
EX. CB R: 679.94 I: 672.26(N) I:676.46(W)
EX. 12" FES I=677.79
EX. CB R: 676.76 I: 674.36
EX. SAN LIFT STATION
EX. SAN MH R: 681.80 I: 664.00
EX. 12" CULVERT E INV=579.52 W INV=578.32
EX. SAN MH R: 683.03 I: 663.88
EX. 15" CULVERT W INV=579.48 E INV=579.46
EX. SAN MH R: 681.06 I: 664.71
EX. SAN MH R: 685.02 I: 665.52
EX. SAN MH R: 688.18 I: 681.38(S) I:666.48(S/W)
FOUND IRON ROD ON LINE & 0.08 W
FOUND REBAR 0.12'
MATCHLINE
8' BIT. PATH
LOT 14 BASIN NWL: 675 2-YR HWL:677 100-YR HWL: 681 VOL: 6.74 AC-FT SEE SHEET 2 FOR TYPICAL SECTION
141ST STREET
BASHAM DRIVE
BASHAM AVENUE
ROYAL DRIVE
ARCHER AVENUE
EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 6-36-11
NORTH 430.00 FEET OF QUARTER OF SECTION 6-36-11 CARRIAGE MANOR ESTATES
N88°32'27"E 2361.92
FOUND IRON ROD 0.17 S
FOUND IRON ROD 0.43 S
FOUND IRON ROD 1.07 S
EX. STM R: 684.07 I: 679.42 (W)
EX. STM R: 682.86 I: 678.15 (E,S)
LOT 6 CARRIAGE MANOR ESTATES 16614 TAMELING DR.
LOT 5 CARRIAGE MANOR ESTATES 16560 TAMELING DR.
LOT 4 CARRIAGE MANOR ESTATES 16540 TAMELING DR.
LOT 3 CARRIAGE MANOR ESTATES 16520 TAMELING DR.
LOT 2 CARRIAGE MANOR ESTATES 16508 TAMELING DR.
LOT 1 CARRIAGE MANOR ESTATES 16460 TAMELING DR.

CONSTRUCTION NOTES:

1. PROVIDE RIP RAP APRON BETWEEN END SECTION AND DITCH CENTERLINE. RE-GRADE DITCH TO PROVIDE CONSTANT SLOPE FROM END SECTION TO SOUTH PROPERTY LINE.
2. OVERFLOW WEIR, SEE SHEET 2 FOR TYPICAL SECTION
3. DEPRESS PARKWAY FOR OVERLAND FLOOD ROUTE, SEE SHEET 2 FOR TYPICAL SECTION.

NOTES:

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ROW: CL+0.5'

9. CONSTANT SLOPE TO BE PROVIDED BETWEEN SPOT ELEVATIONS SHOWN AROUND PERIMETER OF EACH LOT.

LEGEND

TF	–	TOP OF FOUNDATION
FF	–	FINISHED FLOOR
TC	–	TOP OF CURB
DC	–	TOP OF DEPRESSED CURB
GF	–	GARAGE FLOOR
EOP	–	EDGE OF PAVEMENT
TW	–	TOP OF SIDEWALK
R	–	STRUCTURE RIM
GR	–	FIRE HYDRANT GRADE RING
I	–	INVERT
FG	–	FINISHED GRADE
FL	–	FLOW LINE
FW	–	FRONT OF WALK
BW	–	BACK OF WALK
ROW	–	RIGHT OF WAY
DS	–	DROP SIDING

100 YEAR FLOOD ROUTE
FLOW DIRECTION
100.0 EXISTING GRADE ELEVATION
(100.0) PROPOSED GRADE ELEVATION
(100) PROPOSED CONTOUR LINE
100 EXISTING CONTOUR LINE

NO.	DATE	REVISION
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4	09.29.26	CITY REVIEW #4

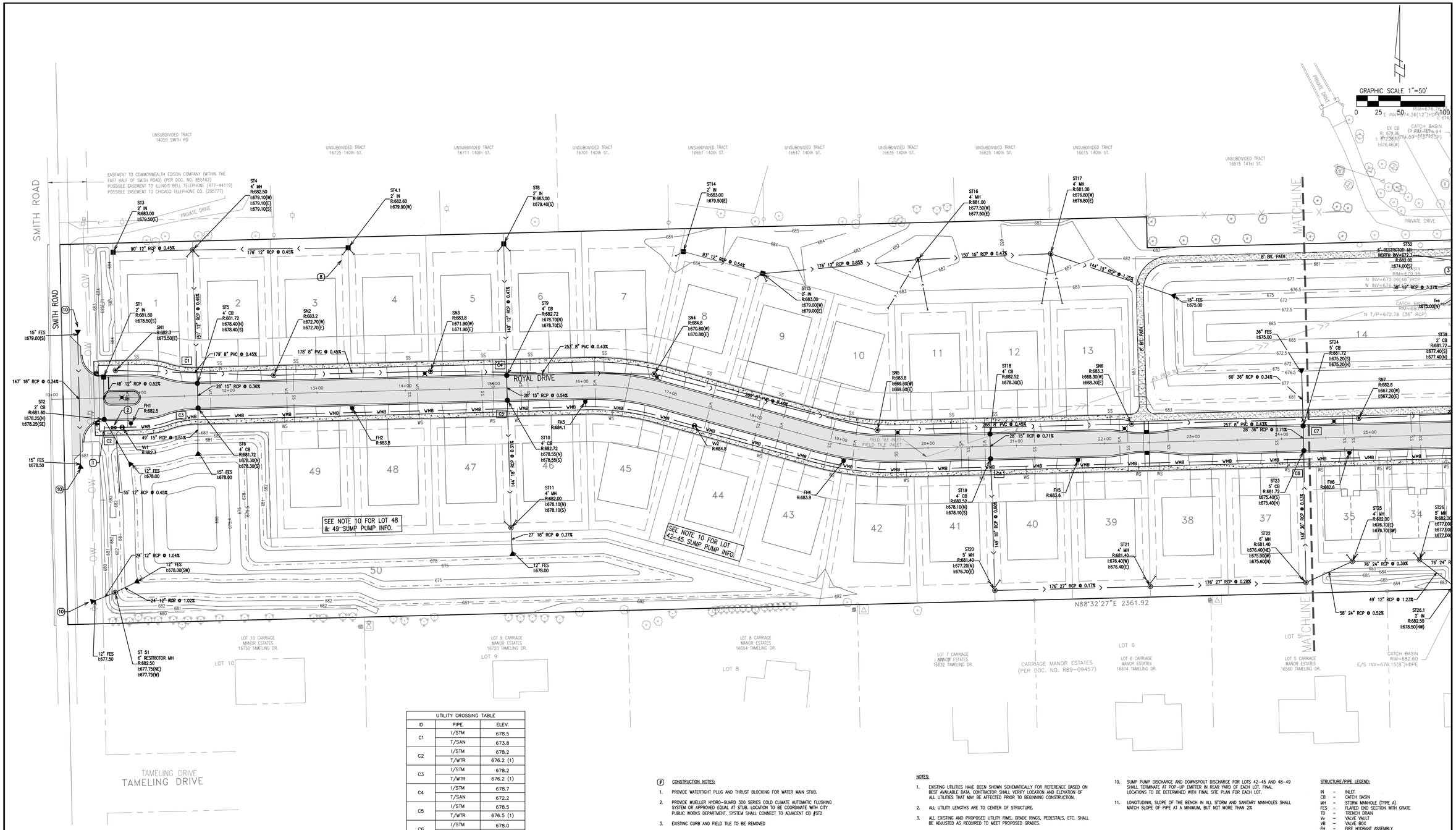
ROYAL HIGHLANDS ESTATES
SWC BASHAM DR. & 141 ST.
LOCKPORT, IL

GRADING PLAN – 2

GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 22011
DATE: 6.04.26
DRAWN BY: SB
CHECKED BY: TC

SHEET NO. 8



UTILITY CROSSING TABLE		
ID	PIPE	ELEV.
C1	I/STM	678.5
	T/SAN	673.8
C2	I/STM	678.2
	T/WTR	676.2 (1)
C3	I/STM	678.2
	T/WTR	676.2 (1)
C4	I/STM	678.7
	T/SAN	672.2
C5	I/STM	678.5
	T/WTR	676.5 (1)
C6	I/STM	678.0
	T/WTR	676.0 (1)
C7	I/STM	675.2
	T/SAN	668.2
C8	I/STM	675.4
	T/WTR	673.5 (1)
C9	I/STM	677.0
	T/SAN	667.2
C10	I/STM	680.4
	T/WTR	678.4 (1)
C11	I/STM	677.4
	T/SAN	662.2
C12	I/STM	682.9
	T/WTR	680.9 (1)
C13	I/SAN	681.5
	T/WM	679.5 (1)
C14	I/FM	681.0
	T/WM	679.5 (1)

(1) – LOWER WATER MAIN TO ELEVATION SHOWN TO MAINTAIN MINIMUM 18-INCH VERTICAL SEPARATION BETWEEN DIMM AND SEWER MAIN.

(f) CONSTRUCTION NOTES:

1. PROVIDE WATERTIGHT PLUG AND THRUST BLOCKING FOR WATER MAIN STUB.
2. PROVIDE MUELLER HYDRO-GUARD 300 SERIES COLD CLIMATE AUTOMATIC FLUSHING SYSTEM OR APPROVED EQUAL AT STUB. LOCATION TO BE COORDINATE WITH CITY PUBLIC WORKS DEPARTMENT. SYSTEM SHALL CONNECT TO ADJACENT CB #ST2
3. EXISTING CURB AND FIELD TILE TO BE REMOVED
4. EXISTING 48" RCP TO BE REMOVED, AS NECESSARY, FOR INSTALLATION OF PROPOSED RESTRICTOR MANHOLE. CONNECT 48" RCP TO PROPOSED STRUCTURE WITH NON-SHRINK MORTAR.
5. CORE DRILL EXISTING MANHOLE FOR PROPOSED CONNECTION AND PROVIDE WATERTIGHT BOOT, SEE SPECIFICATIONS AND DETAILS. PROPOSED INV.=665.0. EXISTING BENCH SHALL BE MODIFIED TO CREATE POSITIVE FLOW FOR PROPOSED INVERT.
6. OMITTED
7. PRESSURE CONNECTION TO EXISTING WATER MAIN TO BE COORDINATED WITH LOCKPORT PUBLIC WORKS DEPARTMENT. EXISTING PAVEMENT AND RIGHT-OF-WAY TO BE RESTORED TO ORIGINAL CONDITIONS. PROVIDE TRAFFIC CONTROL, AS NECESSARY, PER IDOT REQUIREMENTS.
8. PROVIDE 10 LF (60 LF LOTS 10-13) 4" PVC STUB FOR DOWNSPOUT CONNECTION. TYPICAL FOR EACH LOT AND DUPLEX UNIT.
9. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ELEVATIONS FOR EXISTING SANITARY SEWER AND FORCE MAIN. PROPOSED WATER MAIN ELEVATIONS TO BE ADJUSTED AS NECESSARY TO MAINTAIN 18" VERTICAL SEPARATION.
10. PROVIDE RIP RAP APRON FOR END SECTIONS DISCHARGING TO SMITH ROAD, TYPICAL.
11. EXISTING STORM SEWER OUTFALL TO BE TELEVISED AND REPORT TO BE SHARED WITH CITY. SEWER TO BE CLEANED AND REPAIRED, AS NECESSARY.

NOTES:

1. EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR REFERENCE BASED ON BEST AVAILABLE DATA. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL UTILITY LENGTHS ARE TO CENTER OF STRUCTURE.
3. ALL EXISTING AND PROPOSED UTILITY RIMS, GRADE RINGS, PEDESTALS, ETC. SHALL BE ADJUSTED AS REQUIRED TO MEET PROPOSED GRADES.
4. SELECT GRANULAR TRENCH BACKFILL (CA-7) MATERIAL SHALL BE PROVIDED FOR ALL TRENCHES LOCATED WITHIN TWO FEET OF PAVEMENT, CURB, DRIVEWAYS, AND SIDEWALKS.
5. WHERE INDICATED ON PLANS, PROPOSED WATER MAIN SHALL BE LOWERED TO ELEVATION SHOWN TO PROVIDE MINIMUM 18" VERTICAL SEPARATION FROM SEWER LINES. PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN ILLINOIS, LATEST EDITION. SEE SPECIFICATION SHEET FOR REQUIREMENTS.
6. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAIN UNLESS OTHERWISE NOTED.
7. RIM ELEVATIONS PROVIDED FOR STORM STRUCTURES LOCATED IN CURB AND GUTTER ARE EDGE OF PAVEMENT ELEVATIONS.
8. LIGHT POLES LOCATIONS SHOWN FOR REFERENCE. OWNER AND/OR CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR DESIGN OF POWER SYSTEM TO SERVE PROPOSED POLES AND FOR CABINETS AND METERS.
9. UNLESS OTHERWISE NOTED, PIPE MATERIAL SHALL BE AS FOLLOWS (SEE SPECIFICATION SHEET FOR ADDITIONAL DETAILS) :

   WATER: ZINC-COATED DUCTILE IRON, CLASS 52, WITH PUSH-ON JOINTS

   SANITARY: PVC SDR 26 ASTM D3034 WITH ASTM F477 GASKETS AND ASTM D3212 JOINTS.

   STORM: RCP ASTM C76 WITH RUBBER GASKET JOINTS ASTM C443

   REAR YARD STORM SEWER & SUMP PUMP DISCHARGE LINES CAN BE PVC SDR 26 ASTM D3034
10. SUMP PUMP DISCHARGE AND DOWNSPOUT DISCHARGE FOR LOTS 42-45 AND 48-49 SHALL TERMINATE AT POP-UP EMITTER IN REAR YARD OF EACH LOT. FINAL LOCATIONS TO BE DETERMINED WITH FINAL SITE PLAN FOR EACH LOT.
11. LONGITUDINAL SLOPE OF THE BENCH IN ALL STORM AND SANITARY MANHOLES SHALL MATCH SLOPE OF PIPE AT A MINIMUM, BUT NOT MORE THAN 2%

STRUCTURE/PIPE LEGEND:

IN	–	INLET
CB	–	CATCH BASIN
MH	–	STORM MANHOLE (TYPE A)
FES	–	FLARED END SECTION WITH GRATE
TD	–	TRENCH DRAIN
Vv	–	VALVE VAULT
VB	–	VALVE BOX
FH	–	FIRE HYDRANT ASSEMBLY
PC	–	PRESSURE CONNECTION
SN	–	SANITARY MANHOLE
ST	–	STORM STRUCTURE
RCP	–	REINFORCED CONRETE PIPE
PVC	–	POLYVINYL CHLORIDE PIPE
HDP	–	HIGH DENSITY POLYETHYLENE PIPE

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ROYAL HIGHLANDS ESTATES
SWC BASHAM DR. & 141 ST.
LOCKPORT, IL

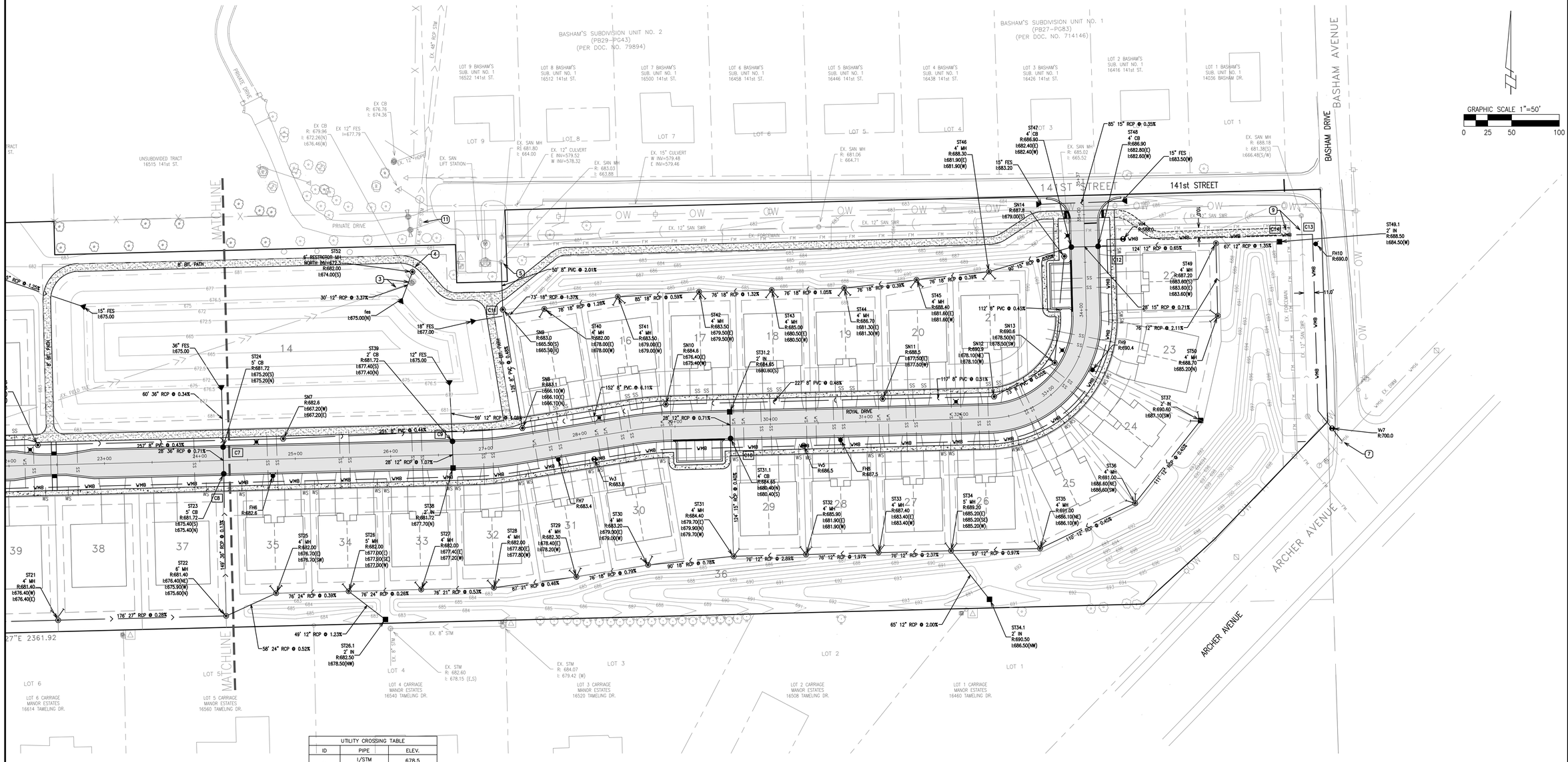
UTILITY PLAN – 1

GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 22011
DATE: 6.04.26
DRAWN BY: SB
CHECKED BY: TC

SHEET NO. 9

P:\Projects\GJN22011\Engineering\DWG\22011 base.dwg
PlotDate: 9/29/2026 10:42 AM - Layout: UTILITY PLAN - 1



UTILITY CROSSING TABLE		
ID	PIPE	ELEV.
C1	I/STM	678.5
	T/SAN	673.8
C2	I/STM	678.2
	T/WTR	676.2 (1)
C3	I/STM	678.2
	T/WTR	676.2 (1)
C4	I/STM	678.7
	T/SAN	672.2
C5	I/STM	678.5
	T/WTR	676.5 (1)
C6	I/STM	678.0
	T/WTR	676.0 (1)
C7	I/STM	675.2
	T/SAN	668.2
C8	I/STM	675.4
	T/WTR	673.5 (1)
C9	I/STM	677.0
	T/SAN	667.2
C10	I/STM	680.4
	T/WTR	678.4 (1)
C11	I/STM	677.4
	T/SAN	662.2
C12	I/STM	682.9
	T/WTR	680.9 (1)
C13	I/SAN	681.5
	T/WM	679.5 (1)
C14	I/FM	681.0
	T/WM	679.5 (1)

(1) – LOWER WATER MAIN TO ELEVATION SHOWN TO MAINTAIN MINIMUM 18-INCH VERTICAL SEPARATION BETWEEN DWM AND SEWER MAIN.

(F) CONSTRUCTION NOTES:

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5. CORE DRILL EXISTING MANHOLE FOR PROPOSED CONNECTION AND PROVIDE WATERTIGHT BOOT, SEE SPECIFICATIONS AND DETAILS. PROPOSED INV.=665.0. EXISTING BENCH SHALL BE MODIFIED TO CREATE POSITIVE FLOW FOR PROPOSED INVERT.
6. OMITTED
7. PRESSURE CONNECTION TO EXISTING WATER MAIN TO BE COORDINATED WITH LOCKPORT PUBLIC WORKS DEPARTMENT. EXISTING PAVEMENT AND RIGHT-OF-WAY TO BE RESTORED TO ORIGINAL CONDITIONS. PROVIDE TRAFFIC CONTROL, AS NECESSARY, PER IDOT REQUIREMENTS.
8. PROVIDE 10 LF (60 LF LOTS 10-13) 4" PVC STUB FOR DOWNSPOUT CONNECTION. TYPICAL FOR EACH LOT AND DUPLEX UNIT.
9. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ELEVATIONS FOR EXISTING SANITARY SEWER AND FORCE MAIN. PROPOSED WATER MAIN ELEVATIONS TO BE ADJUSTED AS NECESSARY TO MAINTAIN 18" VERTICAL SEPARATION.
10. PROVIDE RIP RAP APRON FOR END SECTIONS DISCHARGING TO SMITH ROAD, TYPICAL.
11. EXISTING STORM SEWER OUTFALL TO BE TELEVISED AND REPORT TO BE SHARED WITH CITY. SEWER TO BE CLEANED AND REPAIRED, AS NECESSARY.

NOTES:

1. EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR REFERENCE BASED ON BEST AVAILABLE DATA. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL UTILITY LENGTHS ARE TO CENTER OF STRUCTURE.
3. ALL EXISTING AND PROPOSED UTILITY RIMS, GRADE RINGS, PEDESTALS, ETC. SHALL BE ADJUSTED AS REQUIRED TO MEET PROPOSED GRADES.
4. SELECT GRANULAR TRENCH BACKFILL (CA-7) MATERIAL SHALL BE PROVIDED FOR ALL TRENCHES LOCATED WITHIN TWO FEET OF PAVEMENT, CURB, DRIVEWAYS, AND SIDEWALKS.
5. WHERE INDICATED ON PLANS, PROPOSED WATER MAIN SHALL BE LOWERED TO ELEVATION SHOWN TO PROVIDE MINIMUM 18" VERTICAL SEPARATION FROM SEWER LINES. PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN ILLINOIS, LATEST EDITION. SEE SPECIFICATION SHEET FOR REQUIREMENTS.
6. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAIN UNLESS OTHERWISE NOTED.
7. RIM ELEVATIONS PROVIDED FOR STORM STRUCTURES LOCATED IN CURB AND GUTTER ARE EDGE OF PAVEMENT ELEVATIONS.
8. LIGHT POLES LOCATIONS SHOWN FOR REFERENCE. OWNER AND/OR CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR DESIGN OF POWER SYSTEM TO SERVE PROPOSED POLES AND FOR CABINETS AND METERS.
9. UNLESS OTHERWISE NOTED, PIPE MATERIAL SHALL BE AS FOLLOWS (SEE SPECIFICATION SHEET FOR ADDITIONAL DETAILS) :

   WATER: ZINC-COATED DUCTILE IRON, CLASS 52, WITH PUSH-ON JOINTS

   SANITARY: PVC SDR 26 ASTM D3034 WITH ASTM F477 GASKETS AND ASTM D3212 JOINTS.

   STORM: RCP ASTM C76 WITH RUBBER GASKET JOINTS ASTM C443

   REAR YARD STORM SEWER & SUMP PUMP DISCHARGE LINES CAN BE PVC SDR 26 ASTM D3034
10. SUMP PUMP DISCHARGE AND DOWNSPOUT DISCHARGE FOR LOTS 42-45 AND 48-49 SHALL TERMINATE AT POP-UP EMITTER IN REAR YARD OF EACH LOT. FINAL LOCATIONS TO BE DETERMINED WITH FINAL SITE PLAN FOR EACH LOT.
11. LONGITUDINAL SLOPE OF THE BENCH IN ALL STORM AND SANITARY MANHOLES SHALL MATCH SLOPE OF PIPE AT A MINIMUM, BUT NOT MORE THAN 2%

STRUCTURE/PIPE LEGEND:

IN – INLET
CB – CATCH BASIN
MH – STORM MANHOLE (TYPE A)
FES – FLARED END SECTION WITH GRATE
TD – TRENCH DRAIN
Vv – VALVE VAULT
VB – VALVE BOX
FH – FIRE HYDRANT ASSEMBLY
PC – PRESSURE CONNECTION
SN – SANITARY MANHOLE
ST – STORM STRUCTURE
RCP – REINFORCED CONRETE PIPE
PVC – POLYVINYL CHLORIDE PIPE
HDP – HIGH DENSITY POLYETHYLENE PIPE

NO.	DATE	REVISION
	06.26.26	INITIAL SUBMITTAL
1	08.06.26	CITY REVIEW #1
2	08.28.26	CITY REVIEW #2
3	09.14.26	CITY REVIEW #3
4	09.29.26	CITY REVIEW #4

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CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

ROYAL HIGHLANDS ESTATES
SWC BASHAM DR. & 141 ST.
LOCKPORT, IL

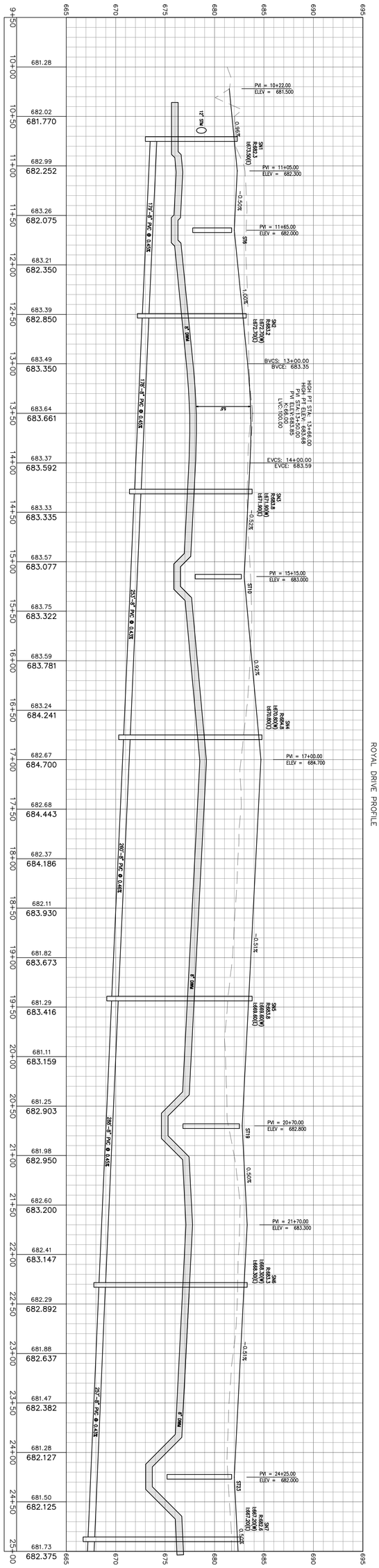
UTILITY PLAN – 2

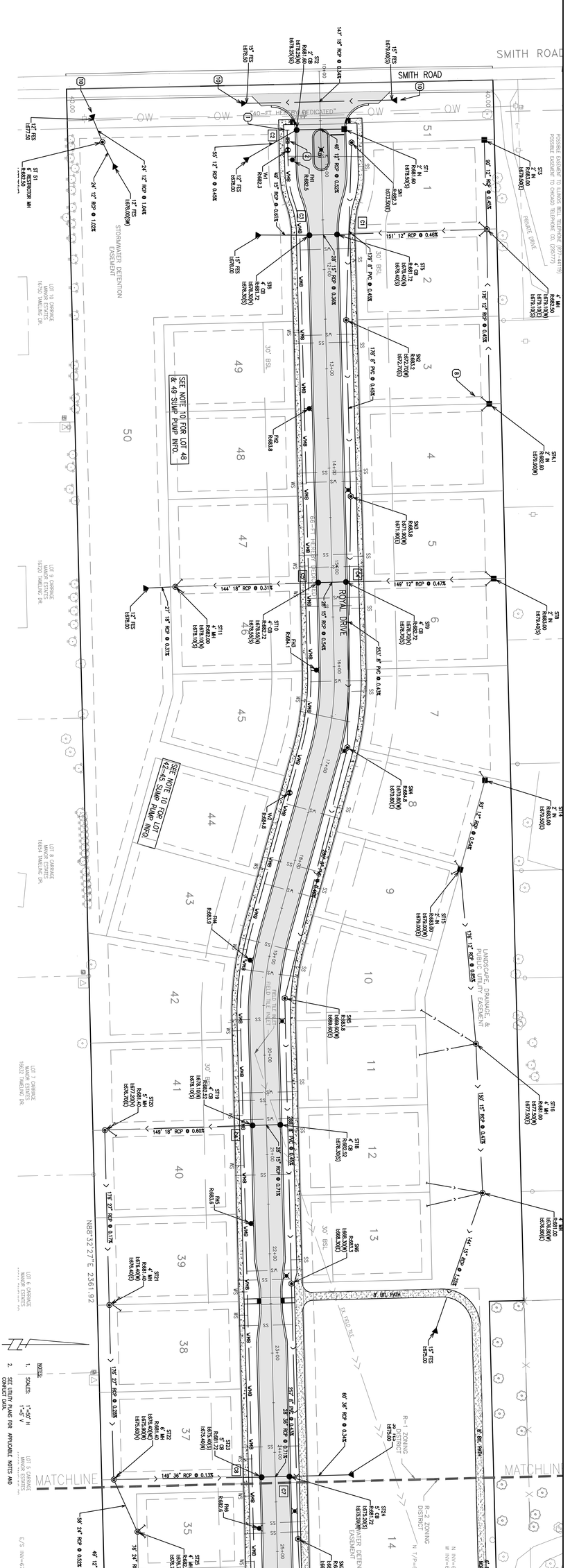
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DATE: 6.04.26
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CHECKED BY: TC

SHEET NO. 10

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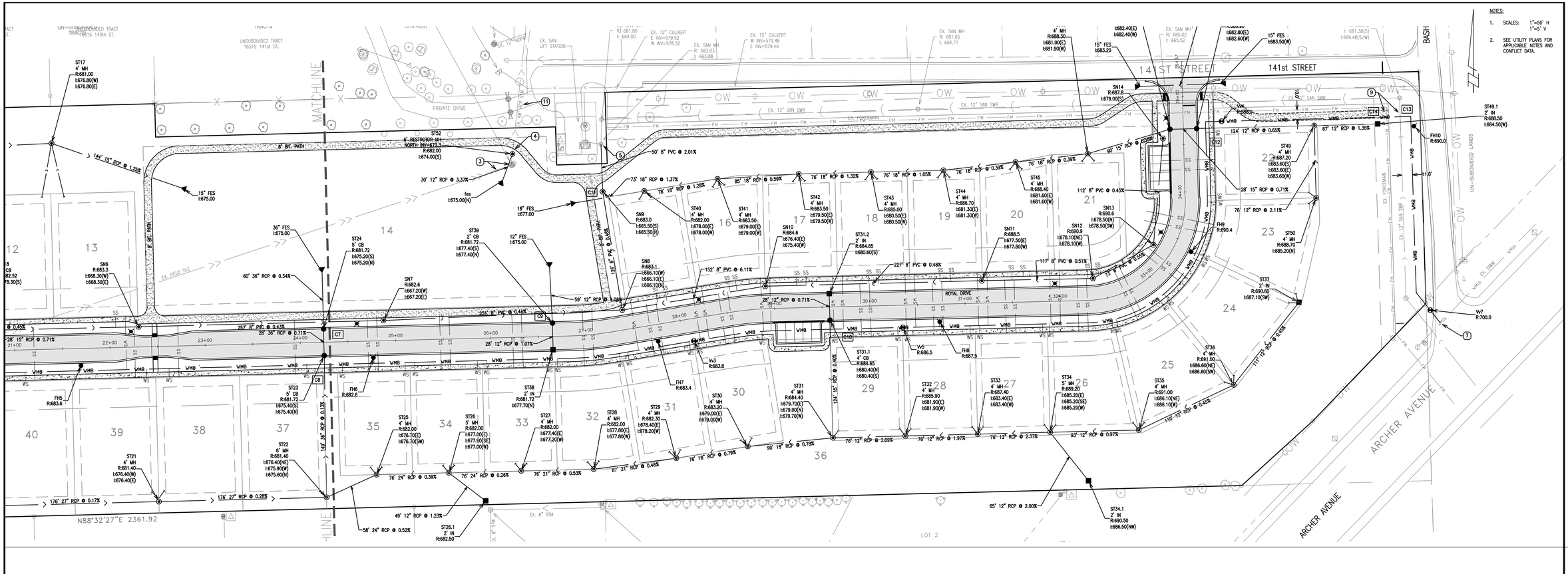
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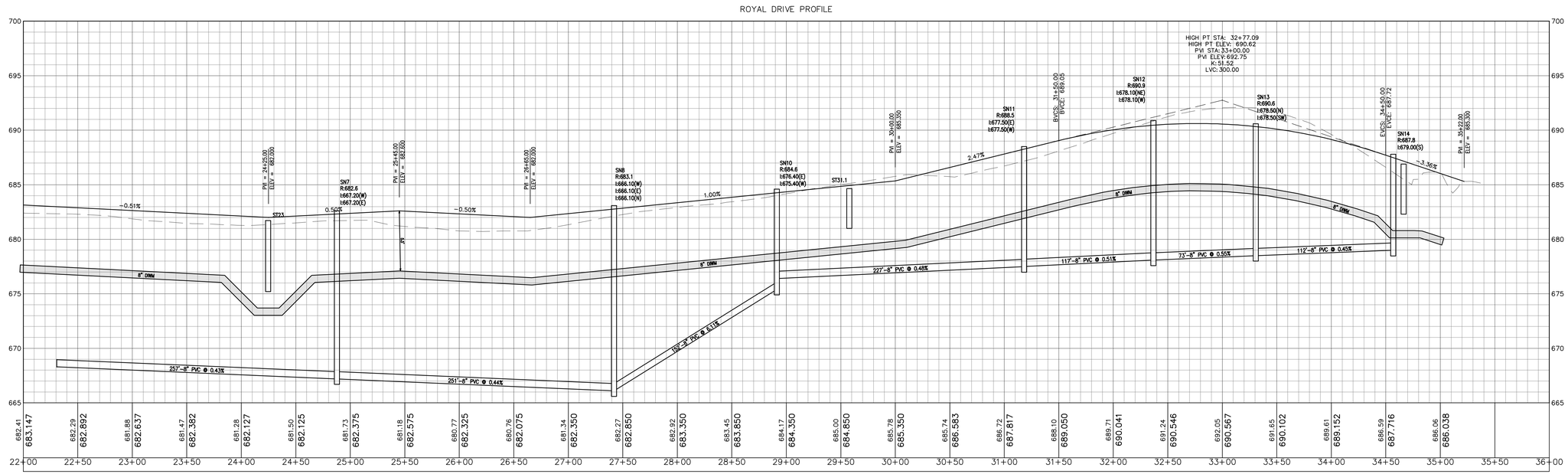
PLAN & PROFILE – 1

NO.	DATE	REVISION
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NOTES:

1. SCALES: 1"=50' H
   1"=5' V
2. SEE UTILITY PLANS FOR APPLICABLE NOTES AND CONFLICT DATA.





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PLAN & PROFILE – 2

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PROJECT NO. 22011
DATE: 6.04.26
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CHECKED BY: TC

SHEET NO. 12

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NOTES:

THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF NPDES ILR10 CONSTRUCTION GENERAL PERMIT ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORMWATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES.

1. SITE DECLARATION

THE FOLLOWING IS A DESCRIPTION OF THE CONSTRUCTION ACTIVITY THAT IS THE SUBJECT OF THIS PLAN

A. THE CONSTRUCTION SITE ACTIVITIES FOR THE SITE IMPROVEMENTS WILL INCLUDE, AS NECESSARY: TOPSOIL EXCAVATION AND STOCKPILING, EARTH EXCAVATION AND THE PLACEMENT OF EMBANKMENT MATERIAL, INSTALLATION OF WATER AND SEWER UTILITIES, STORM SEWERS, AND OTHER MUNICIPAL INFRASTRUCTURE SUCH AS TELECOMMUNICATIONS, GAS AND ELECTRIC SERVICES, CURB AND GUTTER, PAVEMENT, RESPREAD OF TOPSOIL OVER ALL DISTURBED PERVIOUS AREAS, STABILIZATION OF PERVIOUS AREAS WITH SEED AND/OR OTHER LANDSCAPING MATERIALS, SOIL EROSION AND SEDIMENTATION MEASURES AND OTHER ACTIVITIES THAT MAY BE NECESSARY TO PROTECT ADJACENT AND DOWNSTREAM WATER COURSE FROM DAMAGE.

B. THE EXPECTED SEQUENCE OF ACTIVITIES THAT WILL CAUSE SIGNIFICANT DISTURBANCE AND DISRUPTION ARE AS FOLLOWS: SITE CLEARING, TOPSOIL EXCAVATION AND STOCKPILING, EARTH EXCAVATION AND RESTORATION OF DISTURBED AREAS. PRIOR TO THE COMMENCEMENT OF ANY SITE DISTURBANCE ACTIVITY, SILT FENCE, CONSTRUCTION ENTRANCE AND ANY REQUIRED DOWN-SLOPE PROTECTION MUST BE INSTALLED. ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, AS NOTED ON THE PLANS, AS CONSTRUCTION ACTIVITY PROGRESS.

C. THE ESTIMATED STORMWATER RUNOFF COEFFICIENT ARE CONTAINED IN THE PROJECT DESIGN NARRATIVE ON FILE WITH THE LOCAL AGENCY HAVING JURISDICTION OVER THIS PROJECT. INFORMATION REGARDING SOIL CLASSIFICATIONS, ESTIMATED RUNOFF AND DETAILED COMPUTATIONS FOR THE MANAGEMENT OF STORMWATER RUNOFF ARE CONTAINED IN THE PROJECT DESIGN NARRATIVE, WHICH IS INCORPORATED BY REFERENCE AND MADE A PART OF THIS PLAN.

D. SITE DESCRITION

SITE AREA = 25 ACRES
DISTURBED AREA = 25 ACRES
RECEIVING WATERS = DuPAGE RIVER
WETLAND ACREAGE = 0 ACRES
POST CONSTRUCTION RUNOFF COEFFICIENT = 0.49
SOILS = CAMDEN SILT LOAM, PELLA SILTY CLAY LOAM, OZAUKEE SILT LOAM

E. PLEASE REFER TO THE GRADING PLAN AND EROSION CONTROL PLAN FOR A MAP INDICATING DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED BEFORE AND AFTER MAJOR GRADING ACTIVITIES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AND CONTROLS TO PREVENT OFFSITE SEDIMENT TRACKING. AREAS OF SOIL DISTURBANCE, THE LOCATION OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS IDENTIFIED IN THE PLAN, THE LOCATIONS OF AREAS WHERE STERILIZATION PRACTICES ARE EXPECTED TO OCCUR, SURFACE WATERS (INCLUDING WETLANDS), AND LOCATIONS WHERE STORM WATER IS DISCHARGED TO A SURFACE WATER.

2. CONTROLS.

THE PLAN ADDRESSES VARIOUS CONTROLS THAT MUST BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED ABOVE. FOR EACH OF THE CONTROL DEVICES BELOW, THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ITS IMPLEMENTATION. EACH CONTRACTOR HAS SIGNED THIS PLAN ACKNOWLEDGING RESPONSIBILITY FOR THE IMPLEMENTATION AND ONGOING MAINTENANCE OF THIS PLAN.

A. SOIL EROSION AND SEDIMENT CONTROLS:

1. STABILIZATION PRACTICES: EXISTING VEGETATION SHOULD BE PRESERVED AS LONG AS POSSIBLE. DISTURBED AREAS SHALL BE STABILIZED AS SOON AS POSSIBLE. A RECORD OF DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZED MEASURES ARE INITIATED, SHALL BE MAINTAINED AND INCORPORATED INTO THE FINAL PLAN. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN THE AREA. WHERE THE INITIATION OF STABILIZED MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE. ON AREAS WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED AND WILL RESUME IN 14 DAYS, A TEMPORARY STABILIZATION METHOD CAN BE USED. STABILIZATION IS NOT REQUIRED FOR EXIT POINTS AT LINEAR UTILITY CONSTRUCTION SITES THAT ARE ONLY EPISODICALLY AND FOR VERY SHORT DURATIONS OVER THE LIFE OF THE PROJECT, PROVDED OTHER EXIT POINT CONTROLS ARE IMPLEMENTED TO MINIMIZE SEDIMENT TRACK-OUT.

THE FOLLOWING INTERIM AND PERMANENT STABILIZATION PRACTICES, AS A MINIMUM, SHALL BE EMPLOYED TO STABILIZE DISTURBED AREAS: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF MATURE VEGETATION, STABILIZED CONSTRUCTION ENTRANCES, AND BARRIER FILTERS.

2. STRUCTURAL PRACTICES: THE FOLLOWING STRUCTURAL PRACTICES SHALL BE IMPLEMENTED TO THE EXTENT POSSIBLE TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM THE EXPOSED: STORM SEWER, STORM WATER CONVEYANCE CHANNELS AND PERMANENT SEEDING.

B. STORM WATER MANAGEMENT

1. THE FOLLOWING MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER DISCHARGE THAT MAY OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. THE INSTALLATION OF SOME OF THESE DEVICES MAY BE SUBJECT TO THE PROVISIONS OF SECTION 404 OF THE CLEAN WATER ACT. THE TYPES AND PRACTICES BEING IMPLEMENTED BY THIS PLAN WERE SELECTED ON THE BASIS OF THE TECHNICAL GUIDANCE CONTAINED IN THE IEPA'S STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AS WELL AS OTHER DOCUMENTS AND ORDINANCES LISTED IN THE SPECIFICATIONS.

THE STORM WATER POLLUTANTS CONTROL MEASURES INCLUDE: SILT FILTER FENCE, BARRIER FILTERS, AND STORM SEWER SYSTEMS.

2. VELOCITY DISSIPATION DEVICES SHALL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNELS, AS NECESSARY, TO ASSURE A NON-EROSIVE VELOCITY FLOW FROM ANY STRUCTURE TO A WATERCOURSE SO THAT THE NATURAL, PHYSICAL, AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS OF THE WATERCOURSE ARE MAINTAINED AND PROTECTED.

STORM WATER MANAGEMENT CONTROL INCLUDES: RIP-RAP FOR OUTLET PROTECTION AND DITCH/CHANNEL CHECK SYSTEMS.

C. OTHER CONTROLS.

1. WASTE MANAGEMENT:

NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD BE COLLECTED AND STORED IN APPROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED CONTAINERS APPROPRIATE FOR THE MATERIALS BEING DISCARDED. THERE SHOULD BE NO LIQUID WASTES DEPOSITED INTO DUMPSTERS OR OTHER CONTAINERS WHICH MAY LEAK. RECEPTACLES WITH DEFICIENCIES SHOULD BE REPLACED AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN-UP PROCEDURE SHOULD TAKE PLACE, IF NECESSARY. CONSTRUCTION WASTE MATERIAL IS NOT TO BE BURIED ONSITE. WASTE DISPOSAL SHOULD COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS ONSITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTACLES FROM NON-HAZARDOUS WASTE. ALL HAZARDOUS WASTE SHOULD BE STORED AND DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND FEDERAL REGULATION.

2. CONCRETE WASTE MANAGEMENT:

CONCRETE WASTE OR WASHOUT SHOULD NOT BE ALLOWED IN THE STREET OR ALLOWED TO REACH A STORM WATER DRAINAGE SYSTEM OR WATERCOURSE.A SIGN SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY THE WASHOUT. TO THE EXTENT PRACTICABLE CONCRETE WASHOUT AREAS SHOULD BE LOCATED A REASONABLE DISTANCE FROM A STORM WATER DRAINAGE INLET OR WATERCOURSE. CONCRETE WASHOUT AREAS SHOULD BE LOCATED AT LEAST 10 FEET BEHIND THE CURB. IF THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD. A STABILIZED ENTRANCE THAT MEETS ILLINOIS URBAN MANUAL STANDARDS SHOULD BE INSTALLED AT EACH WASHOUT AREA.

THE CONTAINMENT FACILITIES SHOULD BE OF SIGNIFICANT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE MATERIALS INCLUDING ENOUGH CAPACITY FOR ANTICIPATED LEVELS OF RAIN WATER. THE DRIED CONCRETE WASTE MATERIAL SHOULD BE PICKED UP AND DISPOSED OF PROPERLY WHEN AT 75% CAPACITY HARDENED CONCRETE CAN BE PROPERLY RECYCLED AS APPROVED BY THE MUNICIPALITY AND USED AGAIN ONSITE OR HAULED TO AN APPROPRIATE LANDFILL.

3. DEWATERING OPERATIONS:

DURING DEWATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS): DISCHARGES SHALL BE TREATED TO MINIMIZE DISCHARGE OF POLLUTANTS. INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. DISCHARGE OF VISIBLE SOLIDS OR FOAMS IS NOT PERMITTED. PUMPING OPERATIONS SHOULD BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (I.E. STONE, SEDIMENT FILTER BAG, OR BOTH). WHEN NECESSARY, STABILIZED CONVEYANCE CHANNELS SHOULD BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION. ADDITIONAL BMP'S MAY BE REQUIRED AT THE OUTLET AREA AS REQUESTED BY THE MUNICIPALITY, OR OTHER REVIEWING AGENCY.

4. DUST CONTROL:

DUST SHALL BE MINIMIZED ON AREAS OF EXPOSED SOILS THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES AS LISTED BELOW:

–SPRINKLING/IRRIGATION	–VEGETATIVE COVER
–MULCH	–SPRAY–ON SOIL TREATMENTS
–TILLAGE	–STONE
–WATER TRUCK	

5. OFF–SITE VEHICLE TRACKING:

STABILIZED CONSTRUCTION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS, TO REDUCE EXCESS SEDIMENT, DIRT OR STONE TRACKED FROM THE SITE. TRACKED OFFSITE ONTO ADJACENT ROADWAYS SHALL BE CLEANED BY THE END OF THE SAME BUSINESS DAY IN WHICH THE TRACK–OUT OCCURS OR BY THE END OF THE NEXT BUSINESS DAY IF TRACK–OUT OCCURS ON A NON–BUSINESS DAY. ACCUMULATED SEDIMENT AND STONE SHOULD BE REMOVED FROM THE STABILIZED ENTRANCE AS NEEDED. VEHICLES HAULING ERODIBLE MATERIAL TO AND FROM THE CONSTRUCTION SITE SHOULD BE COVERED WITH A TARP. HOSING OR SWEEPING SEDIMENT INTO THE STORMWATER SYSTEM OR WATERS OF THE U.S. IS NOT PERMITTED.

6. CONCRETE CUTTING:

CONCRETE WASTE MANAGEMENT SHOULD BE IMPLEMENTED TO CONTAIN AND DISPOSE OF SAW–CUTTING AREAS SLURRIES. CONCRETE CUTTING SHOULD NOT TAKE PLACE DURING OR IMMEDIATELY AFTER A RAINFALL EVENT. WASTE GENERATED FROM CONCRETE CUTTING SHOULD BE CLEANED–UP AND DISPOSED INTO THE CONCRETE WASHOUT FACILITY AS DESCRIBED ABOVE.

7. SANITARY STATIONS:

TO THE EXTENT PRACTICABLE, PORT–A–POTTIES SHOULD BE LOCATED AT A MINIMUM 8 FEET BEHIND THE CURB AND GUTTER OF THE INTERNAL ROADS AND BE LOCATED IN AN AREA THAT DOES NOT DRAIN TO ANY PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHOULD BE ANCHORED TO THE GROUND TO PREVENT FROM TIPPING OVER. PORT–A–POTTIES LOCATED ON IMPERVIOUS SURFACES SHOULD BE PLACED ON TOP OF A SECONDARY CONTAINMENT DEVICE, OR BE SURROUNDED BY A CONTROL DEVICE (I.E. GRAVEL–BAG BERM).

8. SPILL PREVENTION

DISCHARGES OF A HAZARDOUS SUBSTANCE OR OIL CAUSED BY A SPILL (E.G. A SPILL OF OIL) ARE NOT AUTHORIZED BY THIS PERMIT. IF A SPILL OCCURS, NOTIFY THE OWNER IMMEDIATELY. THE CONSTRUCTION SITE SHOULD HAVE THE CAPACITY OF CONTROL, CONTAIN, AND REMOVE SPILLS IF THEY OCCUR. SPILLS SHOULD BE CLEANED IMMEDIATELY AFTER DISCOVERY IN ACCORDANCE WITH MSDS AND NOT BURIED ON SITE OR WASHED INTO STORM DRAINS OR WATERS OF THE STATE.

SPILLS IN EXCESS OF FEDERAL REPORTABLE QUANTITIES (40 CFR PARTS 110, 117, OR 302) SHALL BE REPORTED TO THE NATIONAL RESPONSE CENTER BY CALLING 800–424–8802. SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY REGARDLESS OF SIZE. WHEN CLEANING UP THE SPILL, THE AREA SHALL BE KEPT WELL VENTILATED AND APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED TO MINIMIZE INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

9. TOXIC AND HAZARDOUS MATERIAL

ONSITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE, RECEPTACLES FROM NON–HAZARDOUS WASTE. ALL HAZARDOUS MATERIAL SHOULD BE STORED AND DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND FEDERAL REGULATION OR BY THE MANUFACTURER.

D. APPROVED STATE OR LOCAL PLANS.

THE MANAGEMENT PRACTICES, CONTROLS, AND OTHER PROVISIONS CONTAINED IN THIS PLAN ARE AT LEAST AS PROTECTIVE AS THE REQUIREMENTS CONTAINED IN THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, CURRENT EDITION, ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION PLAN, AND ANY GOVERNING LOCAL ORDINANCES. REQUIREMENTS SPECIFIED IN SEDIMENT AND EROSION CONTROL SITE PLANS, SITE PERMITS, STORM WATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY LOCAL OFFICIALS THAT ARE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES ARE, UPON SUBMITTAL OF AN NOI TO BE AUTHORIZED TO DISCHARGE UNDER THIS PERMIT, INCORPORATED BY REFERENCE AND ARE ENFORCEABLE UNDER THIS PERMIT EVEN IF THEY ARE NOT SPECIFICALLY INCLUDED IN THE PLAN.

E. POLLUTION PREVENTION.

1. VEHICLE STORAGE AND MAINTENANCE:

WHEN NOT IN USE, VEHICLES UTILIZED IN THE DEVELOPMENT OF THE SITE SHOULD BE STORED IN A DESIGNATED UPLAND AREA AWAY FROM ANY WATERS, OR CREATED WATERCOURSE, POND, DRAINAGE–WAY OR STORM DRAIN. WHENEVER POSSIBLE VEHICLE MAINTENANCE, FUELING, AND WASHING SHOULD OCCUR OFF–SITE. IF ALLOWED ON–SITE, VEHICLE MAINTENANCE (INCLUDING BOTH ROUTINE MAINTENANCE AS WELL AS ON–SITE REPAIRS) SHOULD BE CONFINED TO AN AREA THAT IS BERMED AND AREAS TO PREVENT THE MIGRATION OF MECHANICAL FLUIDS (OIL, ANTIFREEZE, ETC.) INTO WATERCOURSES, WETLANDS, OR STORM DRAINS. DRIP PANS OR ABSORBENT PADS SHOULD BE USED TO CONTAIN FOR ALL VEHICLE AND EQUIPMENT MAINTENANCE ACTIVITIES THAT INVOLVE GREASE, OIL, SOLVENTS, OR OTHER VEHICLE FLUIDS. CONSTRUCTION VEHICLES SHOULD BE INSPECTED FREQUENTLY TO IDENTIFY ANY LEAKS; LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE VEHICLE SHOULD BE REMOVED FROM SITE. DISPOSE OF ALL USED OIL, ANTIFREEZE, SOLVENTS AND OTHER AUTOMOTIVE–RELATED CHEMICALS ACCORDING TO MANUFACTURER OR MSDS INSTRUCTIONS. CONTRACTORS SHOULD IMMEDIATELY REPORT SPILLS TO THE OWNER FOR PROPER REMEDIATION.

WASH WATERS, FROM EQUIPMENT OR VEHICLE WASHING, WHEEL WASH WATER AND OTHER WASH WATERS, MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.

2. MATERIAL STORAGE:

MATERIALS AND OR CONTAMINANTS SHOULD BE STORED IN A MANNER THAT MINIMIZES THE POTENTIAL TO DISCHARGE INTO STORM DRAINS OR WATERCOURSES. AN ONSITE AREA SHOULD BE DESIGNATED FOR MATERIAL DELIVERY AND STORAGE. ALL MATERIALS KEPT ONSITE SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS WITH LEGIBLE LABELS, AND IF POSSIBLE UNDER A ROOF OR OTHER ENCLOSURE. LABELS SHOULD BE REPLACED IF DAMAGED OR DIFFICULT TO READ. BERMED–OFF STORAGE AREAS ARE AN ACCEPTABLE CONTROL MEASURE TO PREVENT CONTAMINATION OF STORM WATER. AVAILABLE FOR REFERENCING CLEAN UP PROCEDURES. ANY RELEASE OF CHEMICALS OR CONTAMINANTS SHOULD BE IMMEDIATELY CLEANED UP AND DISPOSED OF PROPERLY. CONTRACTORS SHOULD IMMEDIATELY REPORT ALL SPILLS TO THE OWNER, WHO SHOULD NOTIFY THE APPROPRIATE AGENCIES, IF NEEDED.

TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS ONSITE, HAZARDOUS PRODUCTS SHOULD BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE–SEALABLE. THE ORIGINAL LABELS AND MSDS DATA SHOULD BE RETAINED ONSITE AT ALL TIMES. HAZARDOUS MATERIALS AND ALL OTHER MATERIALS ONSITE SHOULD BE STORED IN COVERED OR DESIGNATED CONTAINMENT AREAS IN ACCORDANCE WITH MANUFACTURER OR MSDS SPECIFICATIONS. WHEN DISPOSING OF HAZARDOUS MATERIALS. FOLLOW MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS.

3. THE EXPOSURE OF FUEL, OIL, HYDRAULIC FLUIDS, OTHER PETROLEUM PRODUCTS, AND OTHER CHEMICALS SHALL BE MINIMIZED BY STORING IN COVERED AREAS OR CONTAINMENT AREAS. ANY CHEMICALS CONTAINER WITH A STORAGE OF 55 GALLONS OR MORE MUST BE STORED A MINIMUM OF 50 FEET FROM RECEIVING WATERS, CONSTRUCTED OR NATURAL SITE DRAINAGE FEATURES, AND STORM DRAINAGE FEATURES, STORM INLETS. IF INFEASIBLE DUE TO SITE CONSTRICTIONS, STORE CONTAINERS AS FAR AS AWAY AS THE SITE PERMITS AND DOCUMENT IN THE SWPPP THE SPECIFIC REASONS WHY THE 50–FOOT SET BACK IS INFEASIBLE AND HOW THE CONTAINERS WERE STORED

3. MAINTENANCE:

THE FOLLOWING PROCEDURES SHALL BE USED TO MAINTAIN, IN GOOD CONDITION, VEGETATION, EROSION AND SEDIMENTATION CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND THE STANDARD SPECIFICATION.

a. STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. THIS WILL BE DONE BY TOP DRESSING WITH ADDITIONAL STONES, REMOVE AND REPLACE TOP LAYER OF STONES OR WASHING THE ENTRANCE. ADJACENT PUBLIC STREETS SHALL BE SWEPT FREQUENTLY, IF NOT DAILY, TO ELIMINATE DUST AND SEDIMENTS.

b. VEGETATIVE EROSION CONTROL MEASURES: THE VEGETATIVE GROWTH OF TEMPORARY AND PERMANENT SEEDING, SODDING, VEGETATIVE CHANNELS, VEGETATIVE FILTER, ETC. SHALL BE MAINTAINED PERIODICALLY AND SUPPLY ADEQUATE WATERING AND FERTILIZER. THE VEGETATIVE COVER SHALL BE REMOVED AND RESEEDED AS NECESSARY.

c. INLET FILTERS: CLEAN, OR REMOVE AND REPLACE, THE PROTECTION MEASURES AS SEDIMENT ACCUMULATES, THE FILTER BECOMES CLOGGED, AND/OR PERFORMANCE IS COMPROMISED. WHERE THERE IS EVIDENCE OF SEDIMENT ACCUMULATION, ADJACENT TO THE INLET PROTECTION MEASURE, REMOVE THE DEPOSITED SEDIMENT BY THE END OF THE SAME BUSINESS DAY IN WHICH IT IS FOUND OR BY THE END OF THE FOLLOWING BUSINESS DAY IF REMOVAL BY THE SAME BUSINESS DAY IS NOT FEASIBLE.

d. SILT FILTER FENCE AND STRAW BALE BARRIER FILTERS: ANY DAMAGED AREAS SHALL BE REPAIRED TO MEET THE ORIGINAL DESIGN INTENT OR REMOVED AND REPLACED AS NECESSARY.

e. RIP–RAP OUTLET PROTECTION: IT SHALL BE INSPECTED AFTER HIGH FLOWS FOR ANY SCOUR BENEATH THE RIP–RAP OR FOR STONES THAT HAVE BEEN DISLODGED. IT SHALL BE REPAIRED IMMEDIATELY.

4. INSPECTIONS.

UNLESS OTHERWISE DIRECTED BY THE OWNER, THE CONTRACTOR, OR CONTRACTOR'S REPRESENTATIVE SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE WHICH HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE. SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. INSPECTIONS MAY BE REDUCED TO ONCE A MONTH WHEN CONSTRUCTION ACTIVITIES HAVE CEASED DUE TO FROZEN CONDITIONS. WEEKLY INSPECTIONS MUST RECOMMENCE WHEN CONSTRUCTION ACTIVITIES ARE CONDUCTED, IF THERE IS A 0.5 INCHES OR GREATER RAIN EVENT, OR A DISCHARGE DUE TO SNOW MELT OCCURS. AREAS INACCESSIBLE DURING INSPECTIONS DUE TO FLOODING OR OTHER UNSAFE CONDITIONS MUST BE INSPECTED WITH 72 HOURS OF BECOMING ACCESSIBLE.

A. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION AND ALL AREAS WHERE STORM WATER TYPICALLY FLOWS WITHIN THE SITE SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. ALL LOCATIONS WHERE STABILIZATION MEASURES HAVE BEEN IMPLEMENTED MUST BE OBSERVED TO ENSURE THAT THEY ARE STILL STABILIZED. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS AND ADJACENT PROPERTIES. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF SITE SEDIMENT TRACKING.

B. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND RECORD THE FOLLOWING IN A REPORT WITHIN 24 HOURS OF COMPLETING THE INSPECTION: THE INSPECTION DATE, NAMES AND TITLES OF PERSONNEL PERFORMING THE INSPECTION, APPROXIMATE TIMES THAT THE DEWATERING DISCHARGE BEGAN AND ENDED ON THE DAY OF INSPECTION, ESTIMATES OF THE RATE (GALLONS PER DAY) OF DISCHARGE ON THE DAY OF INSPECTION, AND WHETHER OR NOT ANY OF THE FOLLOWING INDICATIONS OF POLLUTANT DISCHARGE WERE OBSERVED AT HE POINT OF DISCHARGE: A SEDIMENT PLUME, SUSPENDED SOLIDS, UNUSUAL COLOR, PRESENCE OF ODOR, DECREASED CLARITY, PRESENCE OF FOAM, A VISIBLE SHEEN ON THE WATER SURFACE, AND/OR VISIBLE OIL DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER.

C. BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED IN SECTION 1 ABOVE AND POLLUTION PREVENTION MEASURES IDENTIFIED IN SECTION 2 ABOVE SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTION. ANY CHANGES TO THIS PLAN RESULTING FROM THE REQUIRED INSPECTIONS SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.

D. ALL INSPECTION REPORTS MUST BE RETAINED AT THE CONSTRUCTION SITE. ANY FLOODING OR OTHER UNSAFE CONDITIONS THAT DELAY INSPECTIONS MUST BE DOCUMENTED IN THE INSPECTION REPORT.

E. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTION OF THIS PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH SECTION 4.b SHALL BE MADE AND RETAINED AS PART OF THE PLAN FOR AT LEAST THREE (3) YEARS AFTER THE DATE OF THE INSPECTION. THE REPORT SHALL BE SIGNED BY THE CONTRACTORS DESIGNATED "QUALIFIED INDIVIDUAL" AND COPIES FORWARDED TO THE ENGINEER AND OWNER.

F THE PERMITTED SHALL NOTIFY THE APPROPRIATE AGENCY FIELD OPERATIONS SECTION OFFICE BY EMAIL AT: EPA.SWNONCOMP@ILLINOIS.GOV, TELEPHONE OR FAX (SEE ATTACHMENT A OF THE GENERAL NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES) WITHIN 24 HOURS OF ANY INCIDENCE OF NONCOMPLIANCE FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING ANY INSPECTION CONDUCTED, OR FOR VIOLATIONS OF ANY CONDITION OF THE PERMIT. THE PERMITTEE SHALL COMPLETE AND SUBMIT WITHIN 5 DAYS OF AN "INCIDENCE OF NONCOMPLIANCE" (ION) REPORT FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING ANY INSPECTION CONDUCTED, OR FOR VIOLATIONS OF ANY CONDITION OF THIS PERMIT. SUBMISSIONS SHALL BE ON FORMS PROVIDED BY THE AGENCY AND INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT WHICH HAVE RESULTED FROM THE NONCOMPLIANCE. CORRECTIVE ACTIONS MUST BE UNDERTAKEN IMMEDIATELY TO ADDRESS THE IDENTIFIED NON–COMPLIANCE ISSUE(S).

G. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY AS DEFINED IN PART VI.G OF THE ILR10 NPDES PERMIT (SIGNATORY REQUIREMENTS).

H. AFTER THE INITIAL CONTACT HAS BEEN MADE WITH THE APPROPRIATE AGENCY FIELD OPERATIONS SECTION OFFICE, ALL REPORTS OF NONCOMPLIANCE SHALL BE MAILED TO THE AGENCY AT THE FOLLOWING ADDRESS:

IEPA – DIVISION OF WATER POLLUTION CONTROL
COMPLIANCE ASSURANCE SECTION
1021 NORTH GRAND AVENUE EAST
POST OFFICE BOX 19276
SPRINGFIELD, IL 62794–9276

5. NON–STORM WATER DISCHARGES.

EXCEPT FOR FLOWS FROM FIRE–FIGHTING ACTIVITIES, SOURCES OF NON–STORM WATER THAT MAY BE COMBINED WITH STORM WATER DISCHARGES ASSOCIATED WITH THE ACTIVITY ADDRESSED IN THIS PLAN ARE AS FOLLOWS:

A. WATER MAIN FLUSHING
B. FIRE HYDRANT FLUSHING
C. WATERING FOR DUST CONTROL
D. IRRIGATION DRAINAGE FOR VEGETATIVE GROWTH FOR SEEDING, ETC..
E. UNCONTAMINATED GROUNDWATER (FROM DE–WATERING ACTIVITIES)

THE POLLUTION MEASURES SPECIFIED IN THE PLAN SHALL BE IMPLEMENTED FOR NON–STORM WATER COMPONENTS OF THE DISCHARGE EXCEPT THAT EROSION DUE TO IRRIGATION OF SEEDING SHALL BE CONSIDERED MINOR.

6. GENERAL NOTES

A. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.

B. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.

C. MAJOR AMENDMENTS OF THE SITE DEVELOPMENT OR EROSION AND SEDIMENTATION CONTROL PLANS SHALL BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO BE APPROVED IN THE SAME MANNER AS THE ORIGINAL PLANS.

D. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY AND TRANSPORTED TO A CONTROLLED SE

GRAPHIC SCALE 1"=50'
0 25 50 100

EASEMENT TO COMMONWEALTH EDISON COMPANY (WITHIN THE EAST HALF OF SMITH ROAD) (PER DOC. NO. 855162)
POSSIBLE EASEMENT TO ILLINOIS BELL TELEPHONE (R77-44119)
POSSIBLE EASEMENT TO CHICAGO TELEPHONE CO. (295777)

SMITH ROAD

ROYAL DRIVE

66-FT HEREBY DEDICATED

MAY HILL LANE

TAMELING DRIVE

STORMWATER DETENTION EASEMENT

LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT

CARRIAGE MANOR ESTATES (PER DOC. NO. R89-09457)

N88°32'27"E 2361.92

LOT	ADDRESS	SF
1	12189	
2	12496	
3	12496	
4	12496	
5	12496	
6	12496	
7	14456	
8	11688	
9	11440	
10	11454	
11	11440	
12	11440	
13	11440	
14		
34	8170	
35	8170	
37	12496	
38	12496	
39	12496	
40	12496	
41	12496	
42	13912	
43	11935	
44	11440	
45	11454	
46	11440	
47	11440	
48	11440	
49	11440	
50		

LOT 10 CARRIAGE MANOR ESTATES 16750 TAMELING DR.
LOT 9 CARRIAGE MANOR ESTATES 16720 TAMELING DR.
LOT 8 CARRIAGE MANOR ESTATES 16654 TAMELING DR.
LOT 7 CARRIAGE MANOR ESTATES 16632 TAMELING DR.
LOT 6 CARRIAGE MANOR ESTATES 16614 TAMELING DR.
LOT 5 CARRIAGE MANOR ESTATES 16580 TAMELING DR.

LEGEND

- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- SF — SILT FENCING
- CIP — CULVERT INLET PROTECTION – SILT FENCE
- PIPE OUTLET TO FLAT AREA
- RCD — ROCK CHECK DAM – RIPRAP
- DCK — DITCH CHECK – COIR LOG

NOTES:

1. APPROPRIATE EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AND MAINTAINING ADJACENT ROADWAYS TO BE CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
4. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE, INSPECTION, AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
5. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN FOR DETAILS AND ADDITIONAL INFORMATION.
6. LOCATION OF TEMPORARY CONCRETE WASHOUT FACILITY, IF NECESSARY, TO BE DETERMINED BY CONTRACTOR PER DETAIL ON STORMWATER POLLUTION PREVENTION PLAN.
7. LOCATION OF TEMPORARY TOPSOIL OR MATERIAL STOCKPILE, IF NECESSARY, TO BE DETERMINED BY CONTRACTOR. SILT FENCING TO BE PROVIDED AROUND PERIMETER OF ANY STOCKPILES, SEE DETAIL.
8. UNLESS OTHERWISE DIRECTED BY THE CLIENT, CONTRACTOR SHALL COORDINATE WITH OWNER/DEVELOPER REGARDING INSPECTIONS AND RECORD KEEPING REQUIRED AS PART OF THE NPDES PERMIT FOR RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
9. SEE LANDSCAPE PLAN FOR TREE PROTECTION REQUIREMENTS.

EROSION CERTIFICATE

THIS EROSION CONTROL PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE URBAN SOIL EROSION CONTROL AND STANDARDS IN ILLINOIS MANUAL (LATEST EDITION) AND THE GENERALLY RECOGNIZED METHODS IN USE IN THE AREA.

THOMAS CARROLL, P.E.
ILLINOIS PE #062-052783
EXPIRES 11-30-2027

DATE

NO.	DATE	REVISION
	06.26.26	INITIAL SUBMITTAL
1	08.06.26	CITY REVIEW #1
2	08.28.26	CITY REVIEW #2
3	09.14.26	CITY REVIEW #3
4	09.29.26	CITY REVIEW #4

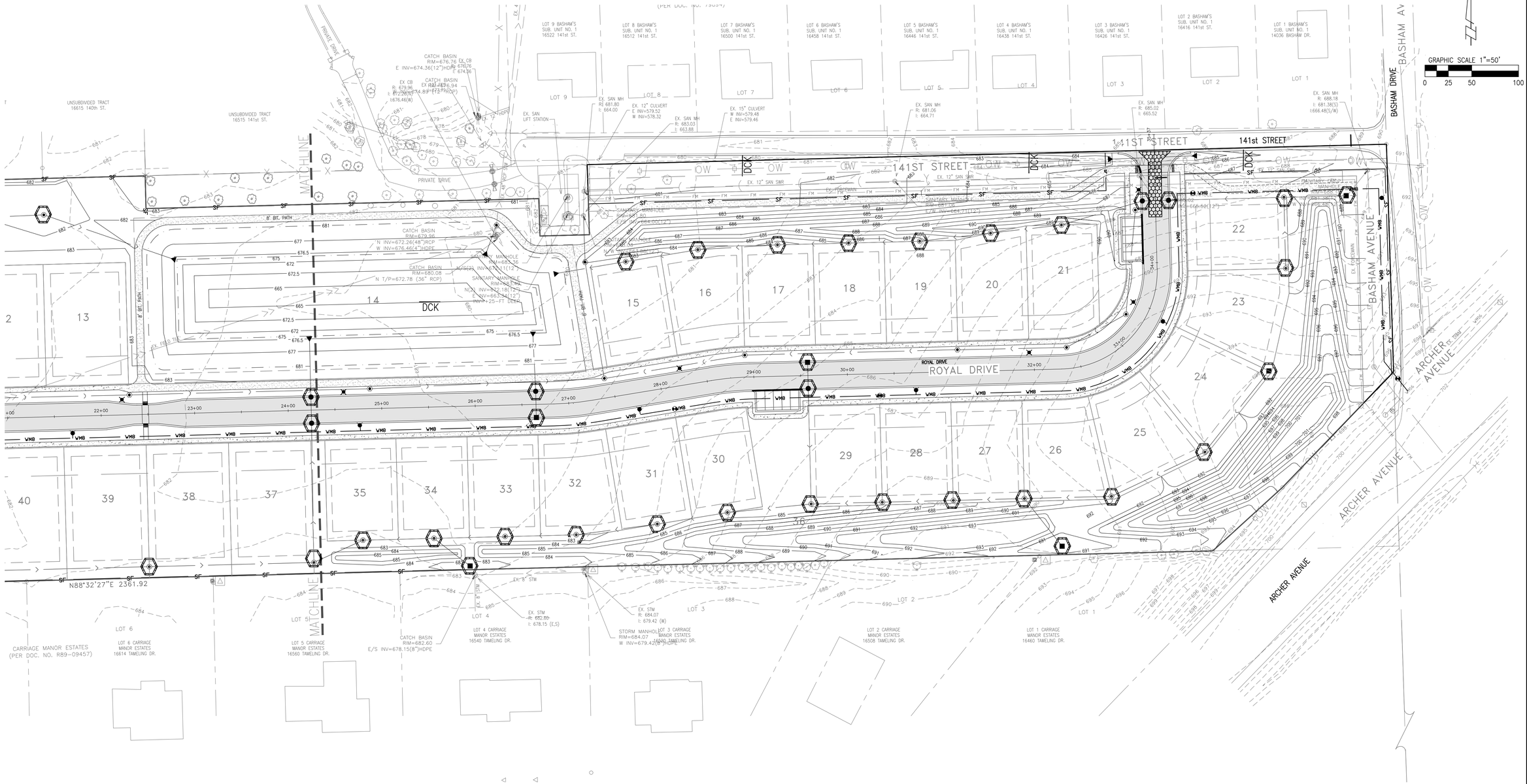
ROYAL HIGHLANDS ESTATES
SWC BASHAM DR. & 141 ST.
LOCKPORT, IL

EROSION CONTROL PLAN – 1

GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 22011
DATE: 6.04.26
DRAWN BY: SB
CHECKED BY: TC

SHEET NO. 14



LEGEND

- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- SF — SILT FENCING
- CIP — CULVERT INLET PROTECTION – SILT FENCE
- PIPE OUTLET TO FLAT AREA
- RCD — ROCK CHECK DAM – RIPRAP
- DCK — DITCH CHECK – COIR LOG

NOTES:

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3. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AND MAINTAINING ADJACENT ROADWAYS TO BE CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
4. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE, INSPECTION, AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
5. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN FOR DETAILS AND ADDITIONAL INFORMATION.
6. LOCATION OF TEMPORARY CONCRETE WASHOUT FACILITY, IF NECESSARY, TO BE DETERMINED BY CONTRACTOR PER DETAIL ON STORMWATER POLLUTION PREVENTION PLAN.
7. LOCATION OF TEMPORARY TOPSOIL OR MATERIAL STOCKPILE, IF NECESSARY, TO BE DETERMINED BY CONTRACTOR. SILT FENCING TO BE PROVIDED AROUND PERIMETER OF ANY STOCKPILES, SEE DETAIL.
8. UNLESS OTHERWISE DIRECTED BY THE CLIENT, CONTRACTOR SHALL COORDINATE WITH OWNER/DEVELOPER REGARDING INSPECTIONS AND RECORD KEEPING REQUIRED AS PART OF THE NPDES PERMIT FOR RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
9. SEE LANDSCAPE PLAN FOR TREE PROTECTION REQUIREMENTS.

EROSION CERTIFICATE

THIS EROSION CONTROL PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE URBAN SOIL EROSION CONTROL AND STANDARDS IN ILLINOIS MANUAL (LATEST EDITION) AND THE GENERALLY RECOGNIZED METHODS IN USE IN THE AREA.

THOMAS CARROLL, P.E.
ILLINOIS PE #062-052783
EXPIRES 11-30-2027

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ROYAL HIGHLANDS ESTATES
SWC BASHAM DR. & 141 ST.
LOCKPORT, IL

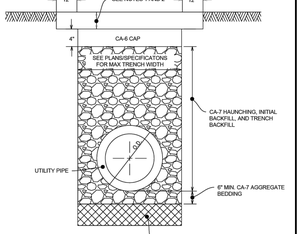
EROSION CONTROL PLAN – 2

GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 22011
DATE: 6.04.26
DRAWN BY: SB
CHECKED BY: TC

SHEET NO. 15

CITY OF LOCKPORT



NOTES:
1. MINIMUM PATCHING CROSS-SECTION SHALL MATCH WHAT IS REQUIRED BY THE PERTINENT ROAD CLASSIFICATION DETAIL (PAV-09) OR MATCH EXISTING (WHICHEVER IS GREATER).
2. A TEMPORARY 2" HMA PATCH IS REQUIRED ON THE FOLLOWING CITY ROADS: 151ST STREET, 163RD STREET/70TH STREET, DIVISION STREET/167TH STREET, BRUCE ROAD, OAK AVENUE, FARRELL ROAD, GOUGAR ROAD, AND AS DIRECTED BY THE CITY.
   2.1. FOR ALL OTHER ROADS, INSTALL TEMPORARY CA-6 UNTIL PAVEMENT RESTORATION OCCURS. TEMPORARY CA-6 INSTALLATION & REMOVAL IS INCLUDED IN THE COST OF UTILITY CONSTRUCTION.
3. TRENCH BACKFILL SHALL BE PROVIDED UNDER OR WITHIN 2-FEET OF ALL PAVEMENT (INCLUDING ROADWAY, CURB AND GUTTER, DRIVEWAYS, SIDEWALK, ETC.)
4. COMPACT TRENCH IN ACCORDANCE WITH DIVISION II, SECTION 20, METHOD 1 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN ILLINOIS, LATEST EDITION.

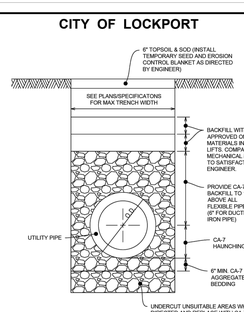
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GEN-01

UTILITY TRENCH (PAVED AREAS)

DATE: JANUARY 2026

CITY OF LOCKPORT



NOT TO SCALE

GEN-02

UTILITY TRENCH (NON-PAVED AREAS)

DATE: JANUARY 2026

CITY OF LOCKPORT

ITEM	FRAME & GRATE/LID (ALL CASTINGS ARE EJ)	DESCRIPTION	OPTIONS
		SANITARY SEWER	
SANITARY MANHOLE	1020AGS	FLAT, ROUND, CLOSED LID	"CITY OF LOCKPORT" AND "SANITARY" IMPRINTED ON COVER. LID SHALL HAVE EPIC PICKHOLE AND BE ASPHALTIC COATED WITH HEAVY DUTY LOAD RATING.
		WATERMAIN	
VALVE VAULT	1020AHD	FLAT, ROUND, CLOSED LID	"CITY OF LOCKPORT" AND "WATER" IMPRINTED ON COVER. LID SHALL HAVE EPIC PICKHOLE AND BE ASPHALTIC COATED WITH HEAVY DUTY LOAD RATING.
		STORM SEWER	
STORM MANHOLE (CLOSED LID)	1020AHD	FLAT, ROUND, CLOSED LID	"CITY OF LOCKPORT" AND "STORM" IMPRINTED ON COVER. LID SHALL HAVE EPIC PICKHOLE AND BE ASPHALTIC COATED WITH HEAVY DUTY LOAD RATING.
OPEN TURF / OPEN PAVEMENT	1020M1 1020M3 ADA STYLE	FLAT, ROUND, OPEN GRATE	GRATE SHALL BE ASPHALTIC COATED WITH HEAVY DUTY LOAD RATING. USE ADA GRATE THROUGH PEDESTRIAN ACCESSIBLE ROUTES.
CURB DRAINAGE STRUCTURE (BARRIER CURB)	7210Z2/M1/72 SET (IN ROADWAY SAGS) 7210Z2/72/M4 SET (DIRECTIONAL FLOW)	INLET FRAME & CURB BOX FOR BARRIER CURB, RECTANGULAR	PROVIDE STANDARD GRATE AT ROADWAY SAGS AND TYPE L VANE GRATE FOR ALL CURB INLETS NOT AT LOW POINTS.
CURB DRAINAGE STRUCTURE (ROLL-TYPE CURB)	7180Z/M1 SET	INLET FRAME ROLL-TYPE CURB, RECTANGULAR, OPEN GRATE	
CURB DRAINAGE STRUCTURE (DEPRESSED CURB)	7210Z2/7210M3 Set	INLET FRAME ROLL-TYPE CURB, RECTANGULAR, OPEN GRATE	
OPEN STORM GRATES SHALL BE CAST WITH "DUMP NO WASTE! DRAINS TO WATERWAYS" CAST INTO THE LID OR FRAME.			

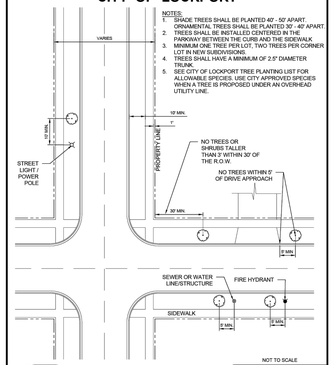
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GEN-03

FRAME GRATE AND LID STANDARDS

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTES:
1. SHADE TREES SHALL BE PLANTED 40' - 50' APART.
2. ORNAMENTAL TREES SHALL BE PLANTED 30' - 40' APART.
3. TREES SHALL BE INSTALLED CENTERED IN THE PARKWAY BETWEEN THE CURB AND THE SIDEWALK
4. MINIMUM ONE TREE PER LOT. TWO TREES PER CORNER LOT IN NEW SUBDIVISIONS.
5. TREES SHALL HAVE A MINIMUM OF 2.5" DIAMETER TRUNK.
6. SEE CITY OF LOCKPORT TREE PLANTING LIST FOR ALLOWABLE SPECIES. USE CITY APPROVED SPECIES WHEN A TREE IS PROPOSED UNDER AN OVERHEAD UTILITY LINE.

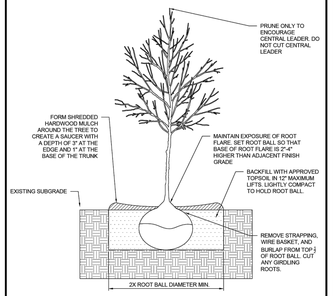
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GEN-05

PARKWAY TREE STANDARDS

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTES:
1. TREES SHALL BE 2.5" CALIPER MINIMUM AND SHALL BE DELIVERED ON SITE BALLED AND BURLAPPED.
2. PRUNE DEAD, DAMAGED, AND CROSSING BRANCHES.
3. REMOVE ANY RIBBONS, TWINE, TIES, WIRE, ETC. REMOVE TREE TAGS WHEN DIRECTED BY THE CITY.
4. SET ROOT BALL ON COMPACTED EXISTING SUBGRADE.

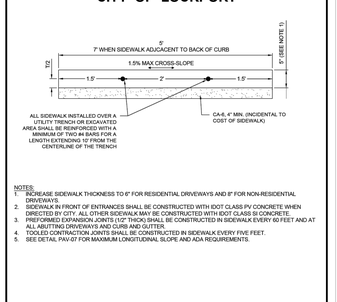
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GEN-06

TREE PLANTING STANDARD

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTES:
1. INCREASE SIDEWALK THICKNESS TO 6" FOR RESIDENTIAL DRIVEWAYS AND 8" FOR NON-RESIDENTIAL DRIVEWAYS.
2. SIDEWALK IN FRONT OF ENTRANCES SHALL BE CONSTRUCTED WITH IDOT CLASS PV CONCRETE WHEN DIRECTED BY CITY. ALL OTHER SIDEWALK MAY BE CONSTRUCTED WITH IDOT CLASS SI CONCRETE.
3. PREFORMED EXPANSION JOINTS (1/2" THICK) SHALL BE CONSTRUCTED IN SIDEWALK EVERY 60 FEET AND AT ALL ABUTTING DRIVEWAYS AND CURB AND GUTTER.
4. TOOLED CONTRACTION JOINTS SHALL BE CONSTRUCTED IN SIDEWALK EVERY FIVE FEET.
5. SEE DETAIL PAV-07 FOR MAXIMUM LONGITUDINAL SLOPE AND ADA REQUIREMENTS.

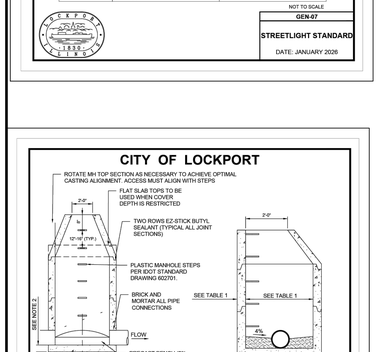
NOT TO SCALE

PAV-06

SIDEWALK

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTES:
1. LIGHTS SHALL BE DIMMABLE BY A DIMMER SWITCH.
2. LIGHTS SHALL BE 120 VOLTS WITH BUTTON PHOTO CELLS.
3. INSTALL POLE FOUNDATION IN ACCORDANCE WITH THE LATEST EDITION OF IDOT STANDARD 836001.

MODEL INFORMATION		
	LUMINAIRE	POLE
MANUFACTURER	SENTRY ELECTRIC	SHAKESPEARE
MODEL	SMAL - (2)LED/18C - 0.53A - 827 - XHJ5 - BPC	AP20 - 14.5FS1

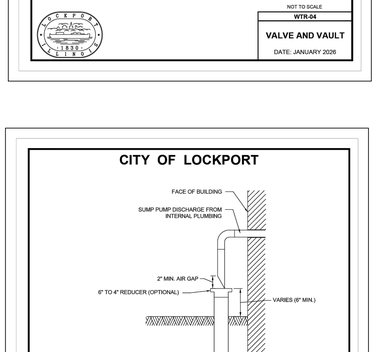
NOT TO SCALE

GEN-07

STREETLIGHT STANDARD

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTES:
1. CONCENTRIC CONE REQUIRED FOR GATE VALVES. USE ECCENTRIC CONE FOR BUTTERFLY VALVES.
2. USE 4'-0" DIAMETER VALVE VAULT FOR WATER MAIN SIZES 8" OR LESS. USE 6'-0" DIAMETER FOR WATER MAIN SIZES 10" - 12". FOR WATER MAIN SIZES GREATER THAN 12", VALVE VAULT SIZE TO BE DETERMINED BY THE CITY.
3. VALVES 14" AND LARGER SHALL BE BUTTERFLY VALVES PER AWWA C504.
4. ALL MATERIAL MUST BE "MADE IN USA"
5. LARGE ZINC ANODE CAPS AS MANUFACTURED BY TRUMBULL (OR APPROVED EQUAL) SHALL BE INSTALLED ON HALF OF ALL MJ BOLTS.
6. VALVE SHALL BE OPEN LEFT TYPE.

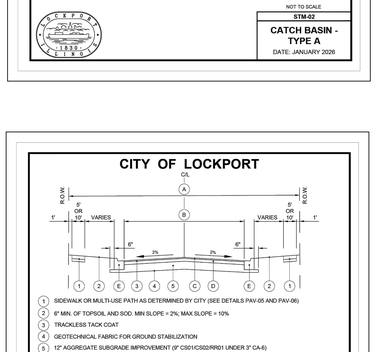
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WTR-04

VALVE AND VAULT

DATE: JANUARY 2026

CITY OF LOCKPORT



STRUCTURE DIMENSIONS			
LARGEST PIPE SIZE	D	T	T1
≤21"	4'	5"	6"
24"-36"	5'	6"	8"
>36"	INSTALL STORM MANHOLE		

NOTES:
1. SEE CASTING INSTALLATION AND ADJUSTMENT DETAILS GEN-03 AND PAV-01 FOR REQUIREMENTS.
2. ALL CATCH BASINS SHALL BE PRECAST REINFORCING CONCRETE COMPLYING WITH ASTM C478. THE CONCRETE BASE SHALL BE CAST INTEGRAL WITH THE LOWEST BARREL SECTION.
3. REFER TO IDOT STANDARD DRAWINGS FOR MINIMUM BASE THICKNESS.

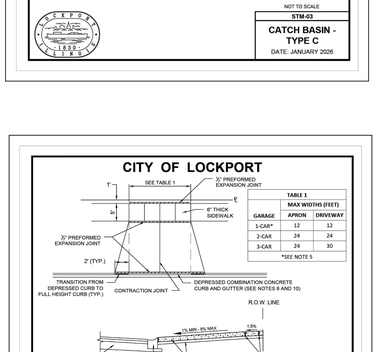
NOT TO SCALE

STM-02

CATCH BASIN - TYPE A

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTES:
1. SEE CASTING INSTALLATION AND ADJUSTMENT DETAILS GEN-03 AND PAV-01 FOR REQUIREMENTS.
2. ALL CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE COMPLYING WITH ASTM C478.
3. MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 48-INCHES IF DESIGN OR CONSTRUCTION REQUIRES DEPTH BEYOND 48-INCHES. STRUCTURE SHALL BE REVISED TO A CATCH BASIN, TYPE A.
4. REFER TO IDOT STANDARD DRAWINGS FOR MINIMUM BASE THICKNESS.

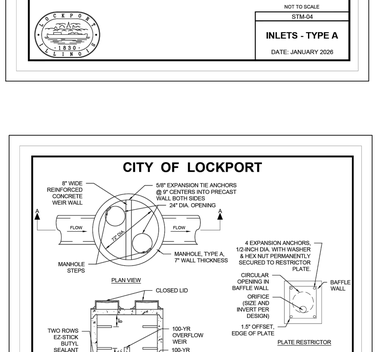
NOT TO SCALE

STM-03

CATCH BASIN - TYPE C

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTES:
1. SEE CASTING INSTALLATION AND ADJUSTMENT DETAILS GEN-03 AND PAV-01 FOR REQUIREMENTS.
2. ALL INLETS SHALL BE PRECAST REINFORCED CONCRETE COMPLYING WITH ASTM C478.
3. MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 48-INCHES. IF DESIGN OR CONSTRUCTION REQUIRES DEPTH BEYOND 48-INCHES, STRUCTURE SHALL BE REVISED TO A MANHOLE.

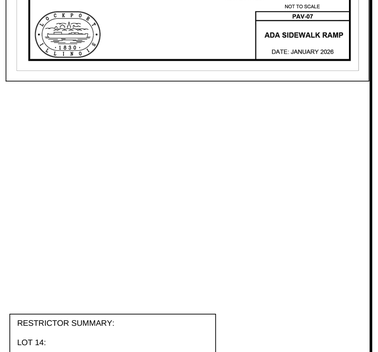
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STM-04

INLETS - TYPE A

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTES:
1. ALL SIDEWALK SHALL HAVE A MAXIMUM CROSS SLOPE OF 1.5% EXCEPT AT CLEAR AREA.
2. CLEAR AREA SHALL BE A MINIMUM 4'X4' AND LOCATED OUTSIDE THE TRAVEL LANE INCLUSIVE OF ANY BICYCLE LANES. THE RUNNING SLOPE SHALL BE 5% MAX AND THE CROSS SLOPE SHALL BE:
   2.1. 2% - INTERSECTION CONTROLLED INTERSECTION - 5%
   2.2. YIELD/STOP CONTROLLED INTERSECTION - 2%
   2.3. MIDBLOCK - GRADE OF THE ROAD
3. SEE LATEST EDITION OF IDOT STANDARD DRAWING 606001 FOR DEPRESSED CURB ADJACENT TO CURB RAMP DETAIL.
4. SEE IDOT HIGHWAY STANDARD 424001 FOR MORE INFORMATION ON PERPENDICULAR CURB RAMPS.
5. FOR DIAGONAL, CORNER PARALLEL, MID-BLOCK, OR DEPRESSED CORNER RAMPS, SEE IDOT HIGHWAY STANDARDS 424006, 424011, 424016, 424021, RESPECTIVELY.

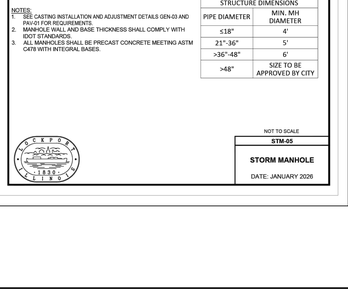
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PAV-07

ADA SIDEWALK RAMP

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTES:
1. SEE CASTING INSTALLATION AND ADJUSTMENT DETAILS GEN-03 AND PAV-01 FOR REQUIREMENTS.
2. MANHOLE WALL AND BASE THICKNESS SHALL COMPLY WITH IDOT STANDARDS.
3. ALL MANHOLES SHALL BE PRECAST CONCRETE MEETING ASTM C478 WITH INTEGRAL BASES.

STRUCTURE DIMENSIONS	
PIPE DIAMETER	MIN. MH DIAMETER
≤18"	4'
21"-36"	5'
>36"-48"	6'
>48"	SIZE TO BE APPROVED BY CITY

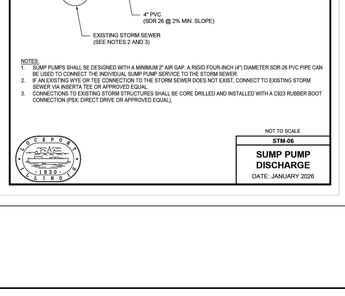
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STM-05

STORM MANHOLE

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTES:
1. SUMP PUMPS SHALL BE DESIGNED WITH A MINIMUM 2" AIR GAP. A RIGID FOUR-INCH (4") DIAMETER SDR-26 PVC PIPE CAN BE USED TO CONNECT THE INDIVIDUAL SUMP PUMP SERVICE TO THE STORM SEWER.
2. IF AN EXISTING WYE OR TEE CONNECTION TO THE STORM SEWER DOES NOT EXIST, CONNECT TO EXISTING STORM SEWER VIA INSERTA TEE OR APPROVED EQUAL.
3. CONNECTIONS TO EXISTING STORM STRUCTURES SHALL BE CORE DRILLED AND INSTALLED WITH A C923 RUBBER BOOT CONNECTION (PSX: DIRECT DRIVE OR APPROVED EQUAL).

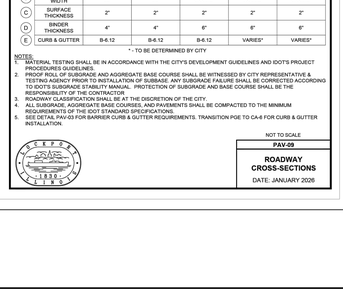
NOT TO SCALE

STM-06

SUMP PUMP DISCHARGE

DATE: JANUARY 2026

CITY OF LOCKPORT



1. SIDEWALK OR MULTI-USE PATH AS DETERMINED BY CITY (SEE DETAILS PAV-05 AND PAV-06)
2. 6" MIN. OF TOPSOIL AND SOD. MIN SLOPE = 2%; MAX SLOPE = 10%
3. TRACKLESS TACK COAT
4. GEOTECHNICAL FABRIC FOR GROUND STABILIZATION.
5. 12" AGGREGATE SUBGRADE IMPROVEMENT (9" CSI/1CSI02/RR01 UNDER 3" CA-6)

	RESIDENTIAL	RESIDENTIAL COLLECTOR	COLLECTOR	INDUSTRIAL	ARTERIAL
A ROW WIDTH	60'	66'	80'	100'	100'
B EOP TO EOP WIDTH	29'	29'	VARIES*	VARIES*	VARIES*
C SURFACE THICKNESS	2"	2"	2"	2"	2"
D BINDER THICKNESS	4"	4"	6"	6"	6"
E CURB & GUTTER	B-6.12	B-6.12	B-6.12	VARIES*	VARIES*

* - TO BE DETERMINED BY CITY

NOTES:
1. MATERIAL TESTING SHALL BE IN ACCORDANCE WITH THE CITY'S DEVELOPMENT GUIDELINES AND IDOT'S PROJECT PROCEDURES GUIDELINES.
2. PROOF ROLL OF SUBGRADE AND AGGREGATE BASE COURSE SHALL BE WITNESSED BY CITY REPRESENTATIVE & TESTING AGENCY PRIOR TO INSTALLATION OF SUBBASE. ANY SUBGRADE FAILURE SHALL BE CORRECTED ACCORDING TO IDOT'S SUBGRADE STABILITY MANUAL. PROTECTION OF SUBGRADE AND BASE COURSE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
3. ROADWAY CLASSIFICATION SHALL BE AT THE DISCRETION OF THE CITY.
4. ALL AGGREGATE BASE COURSE AND SUBBASE GRANULAR COMPONENTS SHALL BE COMPACTED TO THE MINIMUM REQUIREMENTS OF THE IDOT STANDARD SPECIFICATIONS.
5. SEE DETAIL PAV-03 FOR BARRIER CURB & GUTTER REQUIREMENTS. TRANSITION PGE TO CA-6 FOR CURB & GUTTER INSTALLATION.

NOT TO SCALE

PAV-09

ROADWAY CROSS-SECTIONS

DATE: JANUARY 2026

CITY OF LOCKPORT

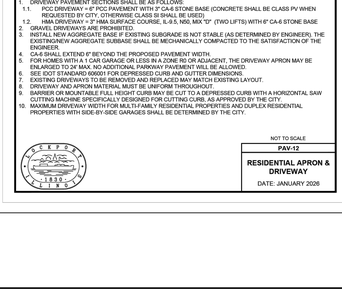


TABLE 1 MAX WIDTHS (FEET)		
GARAGE	APRON	DRIVEWAY
1-CAR*	12	12
2-CAR	24	24
3-CAR	24	30
*SEE NOTE 5		

NOTES:
1. DRIVEWAY PAVEMENT SECTIONS SHALL BE AS FOLLOWS:
   1.1. PCC DRIVEWAY = 6" PCC PAVEMENT WITH 2" CA-6 STONE BASE (CONCRETE SHALL BE CLASS PV WHEN REQUESTED BY CITY, OTHERWISE CLASS SI SHALL BE USED)
   1.2. HMA DRIVEWAY = 2" HMA SURFACE COURSE, IL-9.5, N50, MIX "D" (TWO LIFTS) WITH 6" CA-6 STONE BASE
2. GEOTECHNICAL FABRIC MAY BE REQUIRED.
3. INSTALL AGGREGATE BASE COURSE (EXISTING SUBGRADE IS NOT STABLE (AS DETERMINED BY ENGINEER). THE EXISTING/NEW AGGREGATE SUBBASE SHALL BE MECHANICALLY COMPACTED TO THE SATISFACTION OF THE ENGINEER.
4. CA-6 SHALL EXTEND 6" BEYOND THE PROPOSED PAVEMENT WIDTH.
5. FOR HOMES WITH A 1 CAR GARAGE OR LESS IN A ZONE R0 OR ADJACENT, THE DRIVEWAY APRON MAY BE ENLARGED TO 24' MAX. NO ADDITIONAL PARKWAY PAVEMENT WILL BE ALLOWED.
6. SEE IDOT STANDARD 606001 FOR DEPRESSED CURB AND GUTTER DIMENSIONS
7. EXISTING DRIVEWAYS TO BE REMOVED AND REPLACED MAY MATCH EXISTING LAYOUT.
8. DRIVEWAY AND APRON MATERIAL MUST BE UNIFORM THROUGHOUT.
9. BARRIER OR MOUNTABLE FULL HEIGHT CURB MAY BE CUT TO A DEPRESSED CURB WITH A HORIZONTAL SAW CUTTING MACHINE SPECIFICALLY DESIGNED FOR CUTTING CURB, AS APPROVED BY THE CITY.
10. MAXIMUM DRIVEWAY WIDTH FOR MULTI-FAMILY RESIDENTIAL PROPERTIES AND DUPLEX RESIDENTIAL PROPERTIES WITH SIDE-BY-SIDE GARAGES SHALL BE DETERMINED BY THE CITY.

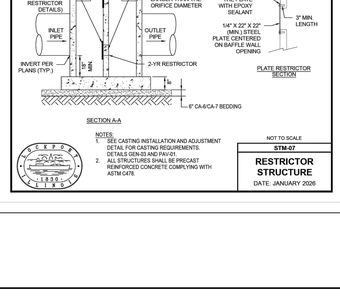
NOT TO SCALE

PAV-12

RESIDENTIAL APRON & DRIVEWAY

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTES:
1. SEE CASTING INSTALLATION AND ADJUSTMENT DETAIL FOR CASTING REQUIREMENTS.
2. ALL STRUCTURES SHALL BE PRECAST REINFORCED CONCRETE COMPLYING WITH ASTM C478.

NOT TO SCALE

STM-07

RESTRICTOR STRUCTURE

DATE: JANUARY 2026

RESTRICTOR SUMMARY:

LOT 14:

2-YEAR: 3.75" @ ELEV. 675.0

100-YEAR: 5.75" @ ELEV. 678.0

Lot 36:

2-YEAR: 3.25" @ ELEV. 678.0

100-YEAR: 4.00" @ ELEV. 679.0

NOTE: INSTALL ADS FLEXSTORM CONNECTOR PIPE SCREEN (OR EQUAL) AT EACH RESTRICTOR

NO.	DATE	REVISION
	06.26.26	INITIAL SUBMITTAL
1	08.06.26	CITY REVIEW #1
2	08.28.26	CITY REVIEW #2
3	09.14.26	CITY REVIEW #3
4	09.29.26	CITY REVIEW #4

ROYAL HIGHLANDS ESTATES
SWC BASHAM DR. & 141 ST.
LOCKPORT, IL

DETAILS – 1

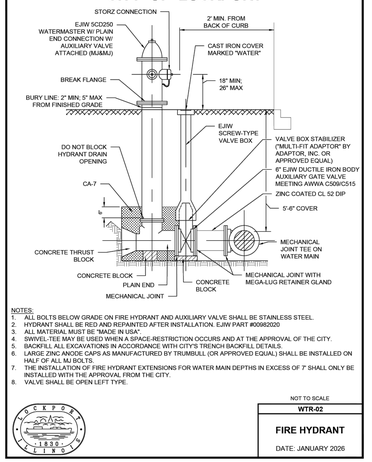
GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
12017 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 22011
DATE: 6.04.26
DRAWN BY: SB
CHECKED BY: TC

SHEET NO. 16

P:\Projects\GN22011\Engineering\DWG\City of Lockport Details.dwg
PlotDate: 9/29/2026 10:43 AM - Layout: DETAILS - 1

CITY OF LOCKPORT



NOTES:
1. ALL BOLTS BELOW GRADE ON FIRE HYDRANT AND AUXILIARY VALVE SHALL BE STAINLESS STEEL.
2. HYDRANT SHALL BE RED AND REPAINTED AFTER INSTALLATION. EJIW PART #00682020
3. ALL MATERIAL MUST BE "MADE IN USA"
4. SWIVEL-TEE MAY BE USED WHEN A SPACE-RESTRICTION OCCURS AND AT THE APPROVAL OF THE CITY.
5. BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH CITY'S TRENCH BACKFILL DETAILS.
6. LARGE ZINC ANODE CAPS AS MANUFACTURED BY TRUMBULL (OR APPROVED EQUAL) SHALL BE INSTALLED ON HALF OF ALL MJ BOLTS.
7. THE INSTALLATION OF FIRE HYDRANT EXTENSIONS FOR WATER MAIN DEPTHS IN EXCESS OF 7' SHALL ONLY BE INSTALLED WITH THE APPROVAL FROM THE CITY.
8. VALVE SHALL BE OPEN LEFT TYPE.

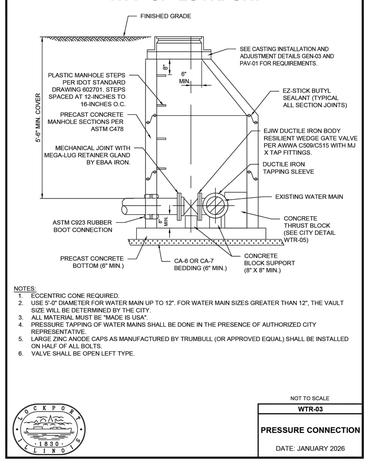
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WTR-02

FIRE HYDRANT

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTES:
1. ECCENTRIC CONE REQUIRED.
2. USE 5'-0" DIAMETER FOR WATER MAIN UP TO 12". FOR WATER MAIN SIZES GREATER THAN 12", THE VAULT SIZE WILL BE DETERMINED BY THE CITY.
3. ALL MATERIAL MUST BE "MADE IS USA".
4. PRESSURE TAPPING OF WATER MAINS SHALL BE DONE IN THE PRESENCE OF AUTHORIZED CITY REPRESENTATIVE.
5. LARGE ZINC ANODE CAPS AS MANUFACTURED BY TRUMBULL (OR APPROVED EQUAL) SHALL BE INSTALLED ON HALF OF ALL BOLTS.
6. VALVE SHALL BE OPEN LEFT TYPE.

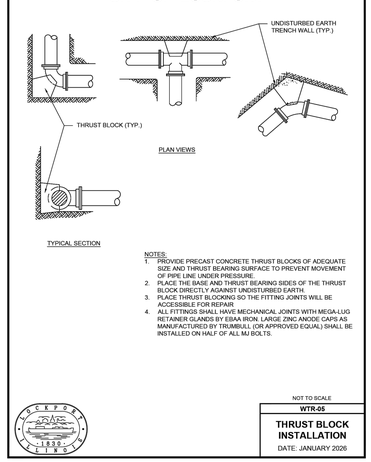
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WTR-03

PRESSURE CONNECTION

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTES:
1. PROVIDE PRECAST CONCRETE THRUST BLOCKS OF ADEQUATE SIZE AND THRUST BEARING SURFACE TO PREVENT MOVEMENT OF PIPE LINE UNDER PRESSURE.
2. PLACE THE BASE AND THRUST BEARING SIDES OF THE THRUST BLOCK DIRECTLY AGAINST UNDISTURBED EARTH.
3. PLACE THRUST BLOCKING SO THE FITTING JOINTS WILL BE ACCESSIBLE FOR REPAIR.
4. ALL FITTINGS SHALL HAVE MECHANICAL JOINTS WITH MEGA-LUG RETAINER GLANDS BY EBAA IRON. LARGE ZINC ANODE CAPS AS MANUFACTURED BY TRUMBULL (OR APPROVED EQUAL) SHALL BE INSTALLED ON HALF OF ALL MJ BOLTS.

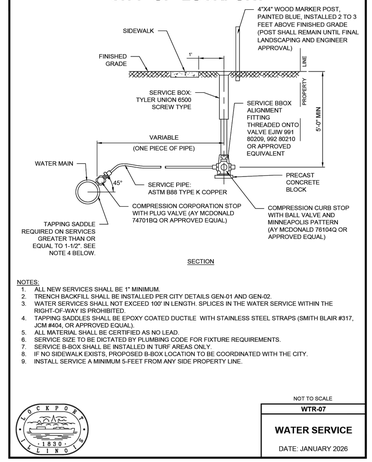
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WTR-05

THRUST BLOCK INSTALLATION

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTES:
1. ALL NEW SERVICES SHALL BE 1" MINIMUM.
2. TRENCH BACKFILL SHALL BE INSTALLED PER CITY DETAILS GEN-01 AND GEN-02.
3. WATER SERVICES SHALL NOT EXCEED 100' IN LENGTH. SPLICES IN THE WATER SERVICE WITHIN THE RIGHT-OF-WAY IS PROHIBITED.
4. TAPPING SADDLES SHALL BE EPOXY COATED DUCTILE WITH STAINLESS STEEL STRAPS (SMITH BLAIR #317, JCM #404, OR APPROVED EQUAL).
5. ALL MATERIAL SHALL BE CERTIFIED AS NO LEAD.
6. SERVICE SIZE TO BE DICTATED BY PLUMBING CODE FOR FIXTURE REQUIREMENTS.
7. SERVICE B-BOX SHALL BE INSTALLED IN TURF AREAS ONLY.
8. IF NO SIDEWALK EXISTS, PROPOSED B-BOX LOCATION TO BE COORDINATED WITH THE CITY.
9. INSTALL SERVICE A MINIMUM 5-FEET FROM ANY SIDE PROPERTY LINE.

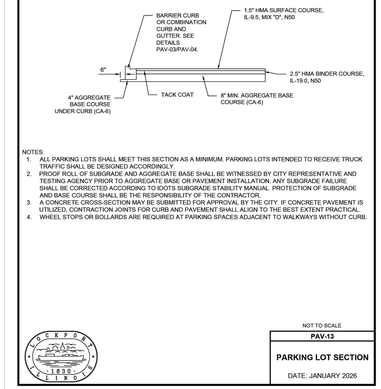
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WTR-07

WATER SERVICE

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTES:
1. ALL PARKING LOTS SHALL MEET THIS SECTION AS A MINIMUM. PARKING LOTS INTENDED TO RECEIVE TRUCK TRAFFIC SHALL BE DESIGNED ACCORDINGLY.
2. PROOF ROLL OF SUBGRADE AND AGGREGATE BASE SHALL BE WITNESSED BY CITY REPRESENTATIVE AND TESTING AGENCY PRIOR TO AGGREGATE BASE OR PAVEMENT INSTALLATION. ANY SUBGRADE FAILURE SHALL BE CORRECTED ACCORDING TO IDOTS SUBGRADE STABILITY MANUAL. PROTECTION OF SUBGRADE AND BASE COURSE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. A CONCRETE CROSS-SECTION MAY BE SUBMITTED FOR APPROVAL BY THE CITY. IF CONCRETE PAVEMENT IS UTILIZED, CONTRACTION JOINTS FOR CURB AND PAVEMENT SHALL ALIGN TO THE BEST EXTENT PRACTICAL.
4. WHEEL STOPS OR BOLLARDS ARE REQUIRED AT PARKING SPACES ADJACENT TO WALKWAYS WITHOUT CURB.

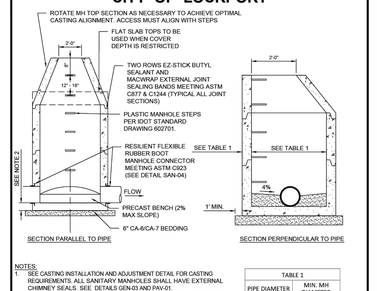
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PAV-13

PARKING LOT SECTION

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTES:
1. SEE CASTING INSTALLATION AND ADJUSTMENT DETAIL FOR CASTING REQUIREMENTS. ALL SANITARY MANHOLES SHALL HAVE EXTERNAL CHIMNEY SEALS. SEE DETAILS GEN-03 AND PAV-01.
2. MANHOLE WALL AND BASE THICKNESS SHALL COMPLY WITH IDOT STANDARDS.
3. ALL SANITARY MANHOLES SHALL PASS VACUUM-TESTING PER ASTM C-1244.
4. ALL SANITARY MANHOLES SHALL BE PRECAST CONCRETE MEETING ASTM C478 WITH INTEGRAL BASES.
5. ALL MANHOLES MUST BE DAMP PROOF PER IDOT SPECIFICATIONS SECTION 1060 "WATER PROOFING MATERIALS"

TABLE 1	
PIPE DIAMETER	MIN. MH DIAMETER
≤18"	4'
21"-36"	5'
36"-48"	6'

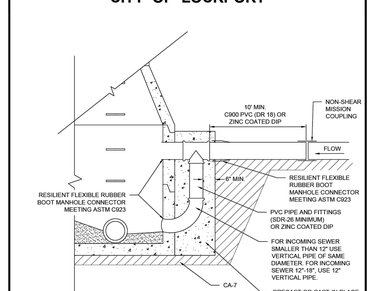
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SAN-02

SANITARY MANHOLE

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTE:
1. ALL APPLICABLE NOTES FROM SANITARY MANHOLE DETAIL SHALL APPLY.
2. DROP MANHOLE TO BE USED WHERE ANY SEWER ENTERS 2'-0" ABOVE LOWEST INVERT.

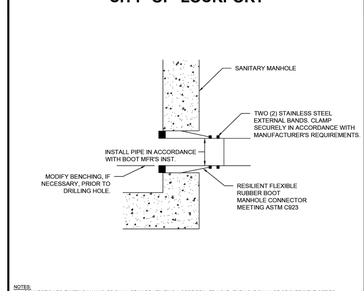
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SAN-03

DROP MANHOLE CONNECTION

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTES:
1. CONNECTION TO EXISTING MANHOLES SHALL BE MADE UTILIZING A CORE DRILLED HOLE. THE HOLE SHALL BE OF SUFFICIENT SIZE TO ACCOMMODATE THE SANITARY SEWER AND FLEXIBLE BOOT MEETING ASTM C923.
2. CUT, SHAPE, AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW FROM NEW CONNECTION.
3. CLEANING EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE, OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.

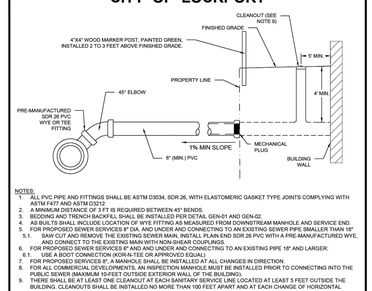
NOT TO SCALE

SAN-04

SANITARY MANHOLE PIPE CONNECTION

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTES:
1. ALL PVC PIPE AND FITTINGS SHALL BE ASTM D3034, SDR 26, WITH ELASTOMERIC GASKET TYPE JOINTS COMPLYING WITH ASTM F477 AND ASTM D3212.
2. A MINIMUM DISTANCE OF 3' 3"T IS REQUIRED BETWEEN 45° BENDS.
3. BEDDING AND TRENCH BACKFILL SHALL BE INSTALLED PER DETAIL GEN-01 AND GEN-02.
4. AS BUILTS SHALL INCLUDE LOCATION OF WYE FITTING AS MEASURED FROM DOWNSTREAM MANHOLE AND SERVICE END.
5. FOR PROPOSED SEWER SERVICES 8" DIA. AND UNDER AND CONNECTING TO AN EXISTING SEWER PIPE SMALLER THAN 18" DIA., USE A BOOT CONNECTION (KOR-N-TEE OR APPROVED EQUAL) WITH SDR 26 PVC WITH A PRE-MANUFACTURED WYE, AND CONNECT TO THE EXISTING MAIN WITH NON-SHEAR COUPLINGS.
   5.1. FOR PROPOSED SEWER SERVICES 8" AND AND UNDER AND CONNECTING TO AN EXISTING PIPE 18" AND LARGER:
   5.1. USE A BOOT CONNECTION (KOR-N-TEE OR APPROVED EQUAL)
6. FOR PROPOSED SERVICES 8", A MANHOLE SHALL BE INSTALLED AT ALL CHANGES IN DIRECTION.
7. FOR ALL COMMERCIAL DEVELOPMENTS, AN INSPECTION MANHOLE MUST BE INSTALLED PRIOR TO CONNECTING INTO THE PUBLIC SEWER (MAXIMUM 10-FEET OUTSIDE EXTERIOR WALL OF THE BUILDING).
8. THERE SHALL BE AT LEAST ONE CLEANOUT AT EACH SANITARY SERVICE LINE LOCATED AT LEAST 5 FEET OUTSIDE THE BUILDING. CLEANOUTS SHALL BE INSTALLED NO MORE THAN 100 FEET APART AND AT EACH CHANGE OF HORIZONTAL DIRECTION OF 60 DEGREES OR MORE. ALL CLEANOUTS SHALL BE AT A TEE FITTING.
9. INSTALL SERVICE A MINIMUM 5-FEET FROM ANY SIDE PROPERTY LINE.

NOT TO SCALE

SAN-05

SANITARY SEWER SERVICE

DATE: JANUARY 2026

CITY OF LOCKPORT

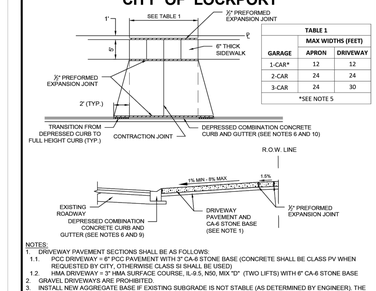


TABLE 1		
	MAX WIDTHS (FEET)	
GARAGE	APRON	DRIVEWAY
1-CAR*	12	12
2-CAR	24	24
3-CAR	24	30

*SEE NOTE 5

NOTES:
1. DRIVEWAY PAVEMENT SECTIONS SHALL BE AS FOLLOWS:
   1.1. PCC DRIVEWAY = 6" PCC PAVEMENT WITH 3" CA-6 STONE BASE (CONCRETE SHALL BE CLASS PV WHEN REQUESTED BY CITY, OTHERWISE CLASS SI SHALL BE USED)
   1.2. HMA DRIVEWAY = 3" HMA SURFACE COURSE, IL-9.5, N50, MIX "D" (TWO LIFTS) WITH 6" CA-6 STONE BASE
2. GRAVEL DRIVEWAYS ARE PROHIBITED.
3. INSTALL NEW AGGREGATE BASE IF EXISTING SUBGRADE IS NOT STABLE (AS DETERMINED BY ENGINEER). THE EXISTING/NEW AGGREGATE SUBBASE SHALL BE MECHANICALLY COMPACTED TO THE SATISFACTION OF THE ENGINEER.
4. CA-6 SHALL EXTEND 6" BEYOND THE PROPOSED PAVEMENT WIDTH.
5. FOR HOMES WITH A 1 CAR GARAGE OR LESS IN A ZONE R0 OR ADJACENT, THE DRIVEWAY APRON MAY BE ENLARGED TO 24' MAX. NO ADDITIONAL PARKWAY PAVEMENT WILL BE ALLOWED.
6. SEE IDOT STANDARD 606001 FOR DEPRESSED CURB AND GUTTER DIMENSIONS.
7. EXISTING DRIVEWAYS TO BE REMOVED AND REPLACED MAY MATCH EXISTING LAYOUT.
8. DRIVEWAY AND APRON MATERIAL MUST BE UNIFORM THROUGHOUT.
9. BARRIER OR MOUNTABLE FULL HEIGHT CURB MAY BE CUT TO A DEPRESSED CURB WITH A HORIZONTAL SAW CUTTING MACHINE SPECIFICALLY DESIGNED FOR CUTTING CURB, AS APPROVED BY THE CITY.
10. MAXIMUM DRIVEWAY WIDTH FOR MULTI-FAMILY RESIDENTIAL PROPERTIES AND DUPLEX RESIDENTIAL PROPERTIES WITH SIDE-BY-SIDE GARAGES SHALL BE DETERMINED BY THE CITY.

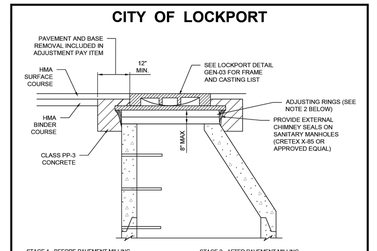
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PAV-12

RESIDENTIAL APRON & DRIVEWAY

DATE: JANUARY 2026

CITY OF LOCKPORT



STAGE 1 - BEFORE PAVEMENT MILLING
1. REMOVE A MINIMUM OF 12-INCHES OF THE PAVEMENT FROM AROUND THE STRUCTURE
2. REMOVE THE EXISTING FRAME AND LID FROM THE STRUCTURE
3. COVER THE STRUCTURE OPENING WITH A 36-INCH DIAMETER METAL PLATE
4. BACKFILL WITH CRUSHED STONE AND HMA SURFACE MIX APPROVED BY THE ENGINEER (2" MIN.)

STAGE 2 - AFTER PAVEMENT MILLING
1. SAW-CUT PAVEMENT SO THAT PAVEMENT HAS A 90-DEGREE VERTICAL FACE AROUND THE ENTIRETY OF THE FRAME AND LID.
2. REMOVE THE HMA SURFACE MIX AND CRUSHED STONE
3. INSTALL THE FRAME AND LID, ADJUST THE FRAME AND LID TO ITS FINAL SURFACE ELEVATION
4. THE SURROUNDING SPACE SHALL BE FILLED WITH CLASS PP-3 CONCRETE TO THE ELEVATION OF THE SURFACE OF THE EXISTING BINDER COURSE.
5. INSTALL A MANHOLE SAFETY RAMP ON ALL MANHOLES EXPOSED TO TRAFFIC

NOTES
1. IF THE EXISTING LIDS ARE OPEN, THE FRAME WILL BE ADJUSTED TO THE ELEVATION OF THE MILLED PAVEMENT SURFACE PRIOR TO THE MILLING OPERATION. THE FRAME WILL NOT BE REMOVED AND COVERED BY A METAL PLATE.
2. THERE SHALL BE A MAXIMUM OF TWO (2) ADJUSTING RINGS WITH A MAXIMUM TOTAL HEIGHT OF 8-INCHES. ADJUSTMENTS 3" OR LESS SHALL BE MADE WITH HDPE PLASTIC OR RUBBER ADJUSTING RINGS THAT MEET OR EXCEED HS25 WHEEL LOADING. ADJUSTMENTS GREATER THAN 3" SHALL BE MADE WITH REINFORCED CONCRETE ADJUSTMENT RINGS. HDPE OR RUBBER RINGS SHALL BE SEALED TO STRUCTURE, FRAME, AND OTHER RINGS PER MANUFACTURER'S REQUIREMENT. CONCRETE RINGS SHALL BE SEALED TO STRUCTURE, FRAME, AND OTHER RINGS WITH PREFORMED BITUMEN SEAL (E-Z STICK OR APPROVED EQUAL). ALL AIR GAPS BETWEEN THE FRAME AND ADJUSTING RINGS SHALL BE FILLED WITH HYDRAULIC CEMENT. WHERE SLOPE CORRECTION IS REQUIRED, TAPERED RINGS SHALL BE USED. FINAL ADJUSTING RING PRODUCT SHALL BE APPROVED BY CITY PRIOR TO USE.

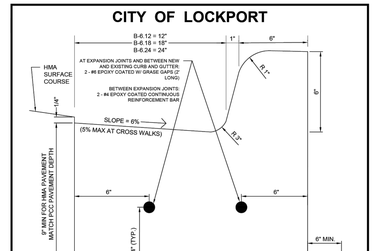
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PAV-01

CASTING INSTALLATION AND ADJUSTING

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTES:
1. ALL CURB AND GUTTER SHALL BE CONSTRUCTED WITH IDOT CLASS SI CONCRETE. TESTING SHALL BE PROVIDED IN ACCORDANCE WITH IDOT'S PROJECT PROCEDURES GUIDE.
2. SEE DETAIL PAV-08 FOR CURB AND GUTTER REMOVAL AND REPLACEMENT ADJACENT TO EXISTING OR MILLED HMA PAVEMENT.
3. CONTRACTION JOINTS SHALL BE SAW-CUT AT MAXIMUM 15' INTERVALS AND CAULKED. THE DEPTH OF THE SAW-CUT SHALL BE A MIN. OF 2".
4. PREFORMED EXPANSION JOINTS ½" THICK, SHALL BE PLACED 5 FEET EITHER SIDE OF STORM STRUCTURES IN CURB AND GUTTER, AT POINTS OF CURVATURE ALONG CURB RETURNS, AT ALL CONNECTIONS BETWEEN NEW AND EXISTING CURB AND GUTTER, AND AT 60' INTERVALS ON TANGENTS.
5. DOWELS AT EXPANSION JOINTS SHALL BE CENTERED ON THE JOINT (DRILLED INTO EXISTING CURB AND GUTTER), AND SHALL BE INSTALLED WITH GREASE CAPS ON ONE SIDE.
6. SEE LATEST EDITION OF IDOT STANDARD 606001 FOR DEPRESSED CURB AND GUTTER DIMENSIONS.
7. IF PCC PAVEMENT IS USED, JOINTING BETWEEN PAVEMENT AND CURB AND GUTTER MUST ALIGN.

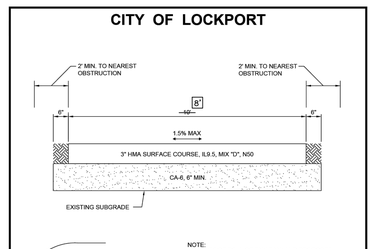
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PAV-03

BARRIER CONCRETE CURB & GUTTER

DATE: JANUARY 2026

CITY OF LOCKPORT



NOTE:
1. PROOF ROLL OF EXISTING AND PROPOSED SUBGRADE AND AGGREGATE BASE COURSE SHALL BE WITNESSED BY CITY REPRESENTATIVE & TESTING AGENCY PRIOR TO INSTALLATION OF BASE COURSE AND PAVEMENT RESPECTIVELY. ANY SUBGRADE FAILURE SHALL BE CORRECTED. PROOF ROLLING AND SUBGRADE CORRECTIONS SHALL BE IN ACCORDANCE WITH IDOT'S SUBGRADE STABILITY MANUAL AND ENGINEER'S SATISFACTION.
2. IN THE EVENT OF PRECIPITATION FOLLOWING THE APPROVAL OF A PROOF ROLL AND PRIOR TO PLACEMENT OF AGGREGATE SUBGRADE OR PAVEMENT, THE CONTRACTOR SHALL RE-PROOF ROLL TO THE SATISFACTION OF THE ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SUBGRADE AND AGGREGATE BASE COURSE.

NOTE: PATH SHALL BE PCC WITHIN RIGHT-OF-WAY. MATCH SIDEWALK DETAIL (PAV-06): 5" PCC (6" AT DRIVES) AND 4" CA-6

NOT TO SCALE

PAV-05

MULTI-USE PATH

DATE: JANUARY 2026

NO.	DATE	REVISION
	06.26.26	INITIAL SUBMITTAL
1	08.06.26	CITY REVIEW #1
2	08.28.26	CITY REVIEW #2
3	09.14.26	CITY REVIEW #3
4	09.29.26	CITY REVIEW #4

GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

ROYAL HIGHLANDS ESTATES
SWC BASHAM DR. & 141 ST.
LOCKPORT, IL

DETAILS - 2

PROJECT NO. 22011
DATE: 6.04.26
DRAWN BY: SB
CHECKED BY: TC

SHEET NO.
17

P:\Projects\GJN22011\Engineering\DWG\City of Lockport Details.dwg
PlotDate: 9/29/2026 10:43 AM Layout: DETAILS - 2

GENERAL SPECIFICATIONS:

1. DEFINITION OF TERMS:

   A. "CLIENT" SHALL MEAN THE PERSON OR ENTITY WITH WHOM GEOTECH INCORPORATED HAS CONTRACTED WITH TO PREPARE CIVIL ENGINEERING PLANS AND SPECIFICATIONS.
   B. "ENGINEER" SHALL MEAN GEOTECH INCORPORATED
   C. "PLANS" SHALL MEAN THE CIVIL ENGINEERING PLANS AND SPECIFICATION PREPARED BY THE ENGINEER.
   D. "CONTRACTOR" SHALL MEAN ANY PERSON OR ENTITY PERFORMING ANY WORK DESCRIBED IN THE PLANS.
   E. "JURISDICTIONAL ENTITY" SHALL MEAN ANY MUNICIPAL, COUNTY, STATE, OR FEDERAL UNIT OF GOVERNMENT FROM WHOM AN APPROVAL, PERMIT, AND/OR REVIEW IS REQUIRED FOR ANY ASPECT OF THE PROJECT.

2. CONTRACTOR ACKNOWLEDGES AND AGREES THAT THE USE AND RELIANCE OF THE PLANS IS SUFFICIENT CONSIDERATION FOR CONTRACTOR'S COVENANTS STATED HEREIN.

3. NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THEIR OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

4. ALL WORK HEREIN PROPOSED SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS OF ANY JURISDICTIONAL ENTITY, AND ALL SUCH PERTINENT LAWS, DIRECTIVES, ORDINANCES AND THE LIKE SHALL BE CONSIDERED TO BE A PART OF THESE PLANS. IF A DISCREPANCY IS NOTED BETWEEN THE PLANS AND REQUIREMENTS OF ANY JURISDICTIONAL ENTITY, THE CLIENT AND/OR CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

5. CONSTRUCTION OF WORK PROPOSED BY THE PLANS SHALL BE COMPLETED IN ACCORDANCE WITH, AND MATERIALS USED SHALL BE IN COMPLIANCE WITH, THE METHODS AND MATERIALS REQUIRED IN THE APPROPRIATE SECTIONS OF THE LATEST EDITIONS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION , DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS" AND "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS".

6. WHEN THE PLANS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF EXISTING UNDERGROUND FACILITIES AND UTILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE APPROXIMATE LOCATION AND ELEVATION OF SUCH FACILITIES AND UTILITIES. AT THE LOCATIONS WHEREIN DETAILED POSITIONS OF THESE FACILITIES AND UTILITIES ARE TO BECOME NECESSARY FOR NEW CONSTRUCTION, INCLUDING ALL POINTS OF CONNECTION, THE CONTRACTOR SHALL FURNISH ALL LABOR AND TOOLS TO VERIFY OR DEFINITELY ESTABLISH THE HORIZONTAL LOCATION, ELEVATION, SIZE, AND MATERIAL OF THE FACILITIES AND UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES IN EXISTING INFORMATION OR CONFLICTS WITH EXISTING UTILITIES EXIST. ENGINEER ASSUMES NO RESPONSIBILITY WHATEVER WITH RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, NOR THE MANNER IN WHICH THEY ARE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO CONSTRUCTION TO NOTIFY ALL UTILITY COMPANIES OF THE INTENT TO BEGIN CONSTRUCTION AND TO VERIFY THE ACTUAL LOCATION OF ALL SUCH FACILITIES AND UTILITIES. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES THE WORKING SCHEDULE FOR REMOVING OR ADJUSTING THESE FACILITIES.

7. THE PLANS HAVE BEEN PREPARED BY THE ENGINEER BASED ON THE ASSUMPTION THAT EXISTING OR MODIFIED SOIL CONDITIONS ARE SUITABLE TO SUPPORT THE PROPOSED IMPROVEMENTS SHOWN. THE CLIENT AND/OR CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IF ANY OBSTRUCTIONS OR UNSUITABLE MATERIAL ARE DISCOVERED THAT PREVENTS THE INSTALLATION OF THE IMPROVEMENTS AS SHOWN ON THE PLANS. THE CLIENT, AT THEIR DISCRETION SHALL RETAIN A GEOTECHNICAL ENGINEER, TO ENSURE THE SOIL CONDITIONS ARE SUITABLE TO SUPPORT THE PROPOSED IMPROVEMENTS.

8. DUE TO THE UNCERTAINTY OF SEASONAL GROUND WATER TABLES AND THE GEOPHYSICAL CONDITIONS AFFECTING GROUND WATER MOVEMENT, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF GROUND WATER ASSOCIATED WITH SUBGRADE CONSTRUCTION. UNDERGROUND UTILITIES, BASEMENTS, OR OTHER SIMILAR FACILITIES CONSTRUCTED BELOW FINISHED GRADE ARE AT THE RISK OF THE CLIENT. CLIENT SHALL COORDINATE WITH CONTRACTOR, ARCHITECT, AND/OR SOILS ENGINEER TO MITIGATE THE POTENTIAL IMPACT OF GROUND WATER ON THE PROPOSED IMPROVEMENTS.

9. TREES NOT SCHEDULED TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE. TREES SHALL NOT BE REMOVED UNLESS REQUESTED BY THE CLIENT.

10. THE CONTRACTOR SHALL PROVIDE ALL SIGNS, EQUIPMENT, AND PERSONNEL NECESSARY TO PROVIDE FOR SAFE AND EFFICIENT TRAFFIC FLOW IN ALL AREAS WHERE WORK WILL INTERRUPT, INTERFERE OR CAUSE TO CHANGE IN ANY FORM THE CONDITIONS OF TRAFFIC FLOW THAT EXISTED PRIOR TO THE START OF WORK. EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED AT ALL TIMES.

11. THE CONTRACTOR, HIS AGENTS AN EMPLOYEES, AND ALL EQUIPMENT, MACHINERY AND VEHICLES SHALL CONFINE THEIR WORK WITH THE BOUNDARIES OF THE PROJECT OR WORK AREA. THE CONTRACTOR SHALL BE SOLELY LIABLE FOR DAMAGE CAUSED BY THEIR AGENTS, EMPLOYEES, EQUIPMENT, MACHINERY, AND VEHICLES ON ADJACENT PROPERTIES OR AREAS OUTSIDE DESIGNATED WORK AREAS.

12. THE CONTRACTOR SHALL BE RESPONSIBLE TO ARRANGE FOR THE RELOCATION OR BRACING OF EXISTING UTILITY POLES THAT MAY BE WITHIN THE WORKING LIMITS OF THE CONTRACT. ALL WORK AND COSTS CONNECTED WITH THE RELOCATION OR MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CLIENT OR CONTRACTOR.

13. RESTORATION OF DAMAGE TO PUBLIC OR PRIVATE PROPERTY OUTSIDE THE LIMITS OF THE PROJECT SHALL BE PERFORMED IMMEDIATELY UPON COMPLETION OF THE WORK. AREAS SHALL BE RESTORED AS NEARLY AS POSSIBLE TO THEIR ORIGINAL CONDITION OR BETTER AND SHALL INCLUDE BUT NOT LIMITED TO: MAINTAINED LAWNS AND RIGHT-OF-WAYS, ROADWAYS, DITCHES, SIDEWALKS, PAVEMENTS, LANDSCAPING, TREES, FENCES, MAILBOXES, SEWERS, WATER MAINS, ETC.

14. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS RELATING TO THE SAFETY OF PERSONS OR PROPERTY, OR TO THE PROTECTION OF PERSONS OR PROPERTY FROM DAMAGE, INJURY, OR LOSS, AND SHALL ERECT AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR SUCH SAFETY AND PROTECTION. THE DUTIES OF THE ENGINEER DO NOT INCLUDE REVIEW OF THE ADEQUACY OF EITHER THE CONTRACTOR'S OR THE GENERAL PUBLIC'S SAFETY IN, ON, OR NEAR THE CONSTRUCTION SITE.

15. CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF CONSTRUCTION DEBRIS, WASTE MATERIAL, TRASH, OILS, AND OTHER MISCELLANEOUS ITEMS. ADJACENT ROADWAYS SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. UTILITY STRUCTURES AND CURB FLOW LINES SHALL BE CLEANED OF DEBRIS.

16. FOR DISTURBANCES EXCEEDING ONE ACRE, A NOTICE OF INTENT SHALL BE SUBMITTED BY THE ENGINEER TO OBTAIN THE EPA'S GENERAL NPDES PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION SITE ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL INSPECTIONS AND RECORD KEEPING REQUIRED AS PART OF THE NPDES PERMIT.

17. CONTRACTOR SHALL ADJUST ALL STRUCTURES TO EITHER EXISTING OR PROPOSED ELEVATIONS. ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL. ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM A ANY ADDITIONAL ADJUSTMENTS AS REQUIRED DURING FINAL INSPECTION.

18. THE VILLAGE/CITY SHALL BE NOTIFIED WHEN EXISTING FIELD DRAINAGE TILES ARE ENCOUNTERED DURING CONSTRUCTION REGARDLESS OF CONDITION OR FUNCTIONALITY. THE VILLAGE/CITY SHALL HAVE FINAL APPROVAL OF ANY REPAIR, CONNECTION, ABANDONMENT, OR OTHER METHODS FOR MITIGATING EXISTING DRAINAGE TILES ENCOUNTERED ON SITE. CONTRACTOR SHALL KEEP A RECORD OF ALL SIZES AND LOCATIONS OF ENCOUNTERED FIELD DRAINAGE TILES.

19. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

20. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE ENGINEER AT CONTRACTOR'S COST.

21. ANY EXISTING SIGNS, LIGHT STANDARDS, AND/OR UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR, WHICH SHALL BE CONSIDERED INCIDENTAL. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

22. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE CLIENT AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

23. CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE CONTRACTOR'S WORK, IN ANY AND ALL CLAIMS AGAINST THE ENGINEER BY ANY EMPLOYEE OF THE CONTRACTOR, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR, OR ANYONE WHOSE ACTS THE CONTRACTOR MAY BE LIABLE. THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR UNDER WORKER'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

24. CONTRACTOR SHALL MAINTAIN COMPREHENSIVE GENERAL LIABILITY INSURANCE, WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE, AND COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE TO PROVIDE PROTECTION FROM CLAIMS WHICH MAY ARISE OUT OF OR RESULTING FROM THE PERFORMANCE OF WORK BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR OR BY ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE. THE ENGINEER SHALL BE NAMES AS ADDITIONAL INSURED ON THE POLICIES.

25. THE ENGINEER SHALL NOT SUPERVISE, DIRECT, OR HAVE CONTROL OVER THE CONTRACTOR'S WORK. NOR SHALL THE ENGINEER HAVE THE AUTHORITY OVER THE RESPONSIBILITY FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES SELECTED BY THE CONTRACTOR TO COMPLETE THE WORK. ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL TO THE WORK OF THE CONTRACTOR OR FOR ANY FAILURE OF THE CONTRACTOR TO COMPLY WITH THE LAWS, RULES, REGULATIONS, ORDINANCES, CODES, OR ORDERS APPLICABLE TO THE CONTRACTOR FURNISHING AND PERFORMING THEIR WORK.

DEMOLITION:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE DEMOLITION WORK AND DISPOSAL OF WASTE MATERIAL. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.

2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSAL OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO THE PROPOSED SUB-GRADE ELEVATION WITH SUITABLE COMPACTED MATERIAL.

3. ALL EXISTING UTILITY LINES AND CONDUITS LOCATED UNDER PROPOSED BUILDINGS, ROADWAYS, DRIVES, PAVEMENT AREAS, OR SIDEWALKS SHALL BE REMOVED AND PROPERLY BACKFILLED WITH SUITABLE COMPACTED MATERIAL ALL EXISTING UTILITY LINES UNDER PROPOSED LANDSCAPE AREAS SHALL BE LEFT IN PLACE AND PLUGGED AT ALL STRUCTURES. ALL EXISTING STRUCTURES SHALL BE REMOVED AND BACKFILLED WITH SUITABLE COMPACTED MATERIAL. CONTRACTOR SHALL COORDINATE ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANY.

4. CONTRACTOR SHALL COORDINATE WITH JURISDICTIONAL ENTITY AND UTILITY COMPANIES REGARDING THE REMOVAL OF SERVICE LINES. CONTRACTOR IS RESPONSIBLE FOR ALL FEES AND CHARGES ASSOCIATED WITH DISCONNECTION OF EXISTING SERVICES.

5. REMOVAL AND/OR ABANDONMENT OF ANY WELLS, SEPTIC TANKS AND/OR FIELDS, AND GREASE TRAPS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROPRIATE JURISDICTIONAL ENTITY.

6. CONTRACTOR SHALL DEVELOP AND MAINTAIN A DUST CONTROL PLAN IN ACCORDANCE WITH JURISDICTIONAL ENTITY REQUIREMENTS.

6. CONTRACTOR SHALL COORDINATE WITH JURISDICTIONAL ENTITY AND CLIENT TO ENSURE PROTECTION AND MAINTENANCE OF SANITARY AND WATER UTILITIES AS NECESSARY AND PROVIDE STORM WATER CONVEYANCE UNTIL NEW FACILITIES ARE CONSTRUCTED, TESTED, AND PLACED IN OPERATION.

EARTHWORK:

1. COPIES OF SOIL BORINGS AND REPORTS, IF SUCH BORINGS WERE TAKEN BY THE CLIENT, SHOULD BE MADE AVAILABLE BY THE CLIENT TO THE ENGINEER AND CONTRACTOR. THESE BORINGS ARE PRESENTED FOR WHATEVER PURPOSE THE CONTRACTOR CHOOSES TO MAKE OF THEM. THE ENGINEER MAKES NO REPRESENTATIONS OR WARRANTY REGARDING THE NUMBER, LOCATION, SPACING, OR DEPTH OF BORINGS TAKEN, NOR OF THE ACCURACY OR RELIABILITY OF THE INFORMATION GIVEN IN THE RESULTS THEREOF.

   FURTHER, THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT DURING CONSTRUCTION, THE SOIL AND GROUNDWATER CONDITIONS MAY BE DIFFERENT THAN INDICATED. NEITHER DOES THE ENGINEER ASSUME RESPONSIBILITY FOR VARIATIONS OF SOIL AND GROUNDWATER AT LOCATIONS BETWEEN BORINGS. THE CONTRACTOR MAY AT THEIR DISCRETION AND COST OBTAIN ITS OWN BORINGS, EXPLORATIONS, AND OBSERVATIONS TO DETERMINE SOIL AND GROUND WATER CONDITIONS.

2. THE SITE SHALL BE CLEARED, GRUBBED, AND TREES AND STUMPS REMOVED WHERE DESIGNATED ON THE PLANS OR SPECIFIED BY THE CLIENT. TREES DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE.

3. UPON COMPLETION OF DEMOLITION AND SITE CLEARING, ALL TOPSOIL, ORGANIC MATERIAL, OR OTHER UNSUITABLE MATERIAL SHALL BE STRIPPED FROM AREAS REQUIRING STRUCTURAL FILL. STRIPPED MATERIAL SHALL BE PLACED IN STOCKPILES IN CLIENT DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND FILL IN AREAS NOT REQUIRING STRUCTURAL FILL. EXCESS STRIPPED MATERIAL SHALL BE COMPLETELY REMOVED FROM THE SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

4. ALL SUITABLE EXCAVATED MATERIALS SHALL BE HAULED, PLACED (MOISTURE CONDITIONED IF NECESSARY) AND COMPACTED IN FILL AREAS. CONTRACTOR SHALL INCLUDE ALL DEWATERING, TEMPORARY DITCHES AND CULVERTS NECESSARY TO COMPLETE THE EXCAVATION AND FILL WORK.

5. EXCAVATION AND PLACEMENT OF SUITABLE FILL MATERIAL SHALL BE WITHIN THE PROJECT LIMITS AND TO THE SUBGRADE ELEVATIONS PROVIDED ON THE PLANS. FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING EIGHT (8) INCHES IN THICKNESS AND THE WATER CONTENT SHALL BE ADJUSTED TO ACHIEVE REQUIRED COMPACTION. IN AREAS REQUIRING STRUCTURAL FILL, FILL MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIAL.

6. COMPACTION OF EXCAVATED MATERIAL AND OTHER SUITABLE MATERIAL SHALL BE AT LEAST 95% OF THE STANDARD PROCTOR DRY DENSITY WITHIN STRUCTURAL FILL AREAS (BUILDING PAD, PAVEMENT, SIDEWALK, ETC.) AND 90% OF THE STANDARD PROCTOR DRY DENSITY FOR NON-STRUCTURAL AREAS (GRASS, LANDSCAPE, YARDS, ETC.).

7. UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION. IF ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND/OR PROPOSED SUBGRADE ELEVATIONS IT SHALL BE REMOVED AND REPLACED WITH MATERIAL APPROVED BY THE SOILS CONSULTANT. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY A SOILS CONSULTANT AND THE CLIENT.

8. THE CLIENT SHALL, AT THEIR DISCRETION, EMPLOY A SOILS CONSULTANT AND TESTING FIRM TO ENSURE THE EXCAVATED AND FILL MATERIALS ARE PROPERLY CONSTRUCTED TO SUPPORT THE PROPOSED IMPROVEMENTS. THE ENGINEER DOES NOT ASSUME ANY RESPONSIBILITY REGARDING THE SUITABILITY OF THE SOIL TO SUPPORT THE PROPOSED IMPROVEMENTS.

9. UPON COMPLETION OF EXCAVATION AND SHAPING OF STORM WATER DETENTION AREAS INTENDED TO MAINTAIN A PERMANENT POOL OF WATER, ALL SILT SEAMS AND GRANULAR OR SANDY SOILS SHALL BE REMOVED TO A MINIMUM DEPTH OF THREE FEET BELOW THE SUBGRADE AND REPLACED WITH AN IMPERMEABLE CLAY LINER, INCLUDING ADJACENT TO AND UNDER STORM SEWER INLETS AND OUTLETS. IT IS THE INTENT OF THESE PLANS THAT THE CONTRACTOR SHALL PREPARE THE POND BOTTOMS, SIDE SLOPES, AND COMPACTION THEREOF SUCH THAT THE PONDS WILL MAINTAIN THE PROPOSED NORMAL WATER LEVELS.

10. THE CONTRACTOR SHALL:

   A. MAINTAIN POSITIVE SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
   B. SPREAD AND COMPACT UNIFORMLY ALL EXCESS TRENCH SPOILS AFTER COMPLETION OF THE UNDERGROUND UTILITIES.
   C. SCARIFY AND COMPACT THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS (EXCAVATED AND FILL) THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT.
   D. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.
   E. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL.
   F. IMPLEMENT AND MAINTAIN SOIL EROSION CONTROL MEASURES PROVIDED ON THE PLANS.
   G. LIME STABILIZE THE SUBGRADE MATERIAL IF REQUIRED BY THE SOILS CONSULTANT AND CLIENT.

11. CONTRACTOR SHALL PROVIDE TESTING AND PROOF-ROLLING AS REQUIRED BY THE CLIENT AND JURISDICTIONAL ENTITY. ANY UNSUITABLE AREAS ENCOUNTERED DURING TESTING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL APPROVED BY THE SOILS CONSULTANT AND RETESTED.

SEWER AND WATER MAIN GENERAL NOTES:

1. ALL SANITARY SEWERS, STORM SEWERS, WATER MAINS AS WELL AS THEIR SERVICES AND OTHER RELATED APPURTENANCES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" AND "IDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" IN ADDITION TO THE REQUIREMENTS OF THE APPLICABLE JURISDICTIONAL ENTITY.

2. SELECT GRANULAR TRENCH BACKFILL (IDOT CA-7) SHALL BE REQUIRED FOR ALL SEWER AND WATER MAIN TRENCHES LYING UNDER EXISTING OR PROPOSED STREETS, DRIVEWAYS, PARKING LOTS, CURB AND GUTTER, SIDEWALKS, AND WITHIN FIVE FEET THEREOF, AND WHERE NOTED ON PLANS.

3. TRENCH EXCAVATION, BEDDING, HAUNCHING, AND INITIAL BACKFILL (IDOT CA-7) FOR TRENCHES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE TRENCH SECTION DETAIL AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PIPE.

4. UNSUITABLE SOIL CONDITIONS BELOW THE DEPTH OF THE TRENCH BEDDING, AS DETERMINED BY THE SOILS/GEOTECHNICAL ENGINEER, ENCOUNTERED DURING TRENCH EXCAVATION SHALL BE REMOVED AND REPLACED WITH GRANULAR COMPACTED BEDDING MATERIAL AS DIRECTED BY THE SOILS/GEOTECHNICAL ENGINEER OR JURISDICATIONAL ENTITY.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY TRENCH EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND MAINS AND APPURTENANCES. DEWATERING SHALL BE CONSIDERED INCIDENTAL.

6. NON-SHEAR "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIAL.

7. CONTRACTOR SHALL MARK THE LOCATIONS OF THE ENDS OF SERVICE STUBS WITH 4"x4" WOOD POSTS EXTENDING A MINIMUM OF THREE FEET ABOVE THE GROUND. THE TOP OF THE POSTS SHALL BE PAINTED GREEN FOR SANITARY, WHITE FOR STORM, AND BLUE FOR WATER. CONTRACTOR SHALL KEEP ACCURATE RECORDS OF SERVICE CONNECTION LOCATIONS, INCLUDING DISTANCES FROM DOWNSTREAM MANHOLES FOR SANITARY SERVICES. ALL STUBS SHALL BE PROPERLY PLUGGED.

8. ALL STRUCTURES INCLUDING BUT LIMITED TO FRAMES AND GRATES/LIDS, CLEANOUTS, ETC. SHALL BE ADJUSTED TO THE FINAL FINISHED GRADE ELEVATIONS. CONCRETE ADJUSTING RINGS, WHERE NECESSARY, SHALL BE LIMITED TO TWO(2) TOTALING NOT MORE THAN EIGHT (8) INCHES IN HEIGHT.

9. ALL SANITARY SEWERS, STORM SEWERS, WATER MAIN AS WELL AS THEIR SERVICES AND OTHER RELATED APPURTENANCES SHALL BE THOROUGHLY CLEANED PRIOR TO INSPECTION AND TESTING AND AT THE END OF THE PROJECT.

10. CONTRACTOR SHALL COORDINATE INSPECTIONS, TESTING, AND TELEVISING WITH THE APPLICABLE JURISDICTIONAL ENTITY. THE COST OF CLEANING, TESTING, AND TELEVISING SHALL BE CONSIDERED INCIDENTAL.

11. ALL DEFICIENCIES AND DEFECTS OBSERVED AS WELL AS ANY NECESSARY CORRECTIVE WORK REQUIRED AS A RESULT OF TESTING OR TELEVISION INSPECTION SHALL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL COST AND WITHOUT DELAY. ALL DIPS, CRACKS, LEAKS, IMPROPERLY SEALED JOINTS AND DEPARTURES FROM THE APPROVED GRADES AND ALIGNMENTS SHALL BE REPAIRED BY REMOVING AND REPLACING THE INVOLVED SECTIONS OF PIPE. UPON COMPLETION THEREOF, THE SEWER SHALL BE RETESTED AND/OR RE-TELEVISED.

12. MANHOLE STEPS SHALL BE GREY CAST IRON ASTM A48 OR POLYPROPYLENE COATED STEEL REINFORCING RODS WITH SLIP, LOAD, AND PULLOUT RATES PER OSHA REQUIREMENTS.

WATER MAIN PROTECTION REQUIREMENTS:

WATER MAINS AND WATER SERVICE LINES SHALL BE PROTECTED FROM SANITARY SEWERS, STORM SEWERS, COMBINED SEWERS, HOUSE SEWER CONNECTIONS AND DRAINS IN ACCORDANCE WITH SECTION 41 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS AS FOLLOWS:

VERTICAL SEPARATION:

1. A WATER MAIN SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATER MAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OF DRAIN.

2. BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE. PRE-STRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION WHEN:

   (A) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPERATION AS DESCRIBED IN (1) ABOVE; OR

   (B) THE WATER MAIN PASSES UNDER A SEWER OR DRAIN.

   NOTES:

   (1) CASING OF EITHER THE WATER MAIN OR SEWER PIPE IS ACCEPTABLE IN LIEU OF PLACING THE SEWER IN WATER MAIN EQUIVALENT PIPE.

   (2) THE STORM SEWER CAN BE CONSTRUCTED WITH REINFORCED CONCRETE PIPE USING FLEXIBLE GASKETS JOINTS, (ASTM C361, C443) INSTEAD OF CONSTRUCTING THE STORM SEWER WITH WATER MAIN EQUIVALENT PIPE OR CASING PIPE.

3. A VERTICAL SEPARATION OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE MAIN, AS SHOWN ON THE PLANS OR AS APPROVED BY THE ENGINEER.

4. CONSTRUCTION OF WATER MAIN QUALITY PIPE SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATER MAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN (10) FEET.

HORIZONTAL SEPARATION:

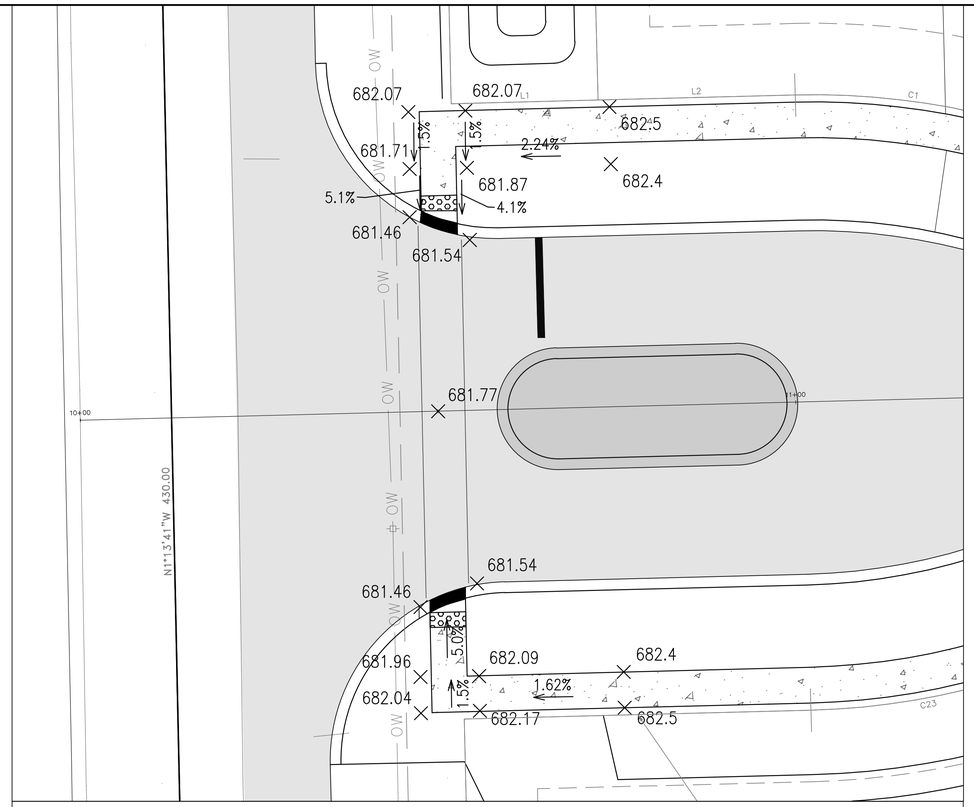
1. WATER MAINS SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, COMBINED SEWER OR SEWER SERVICE CONNECTION.

2. WATER MAINS MAY BE LOCATED CLOSER THAN TEN (10) FEET TO A SEWER LINE WHEN:

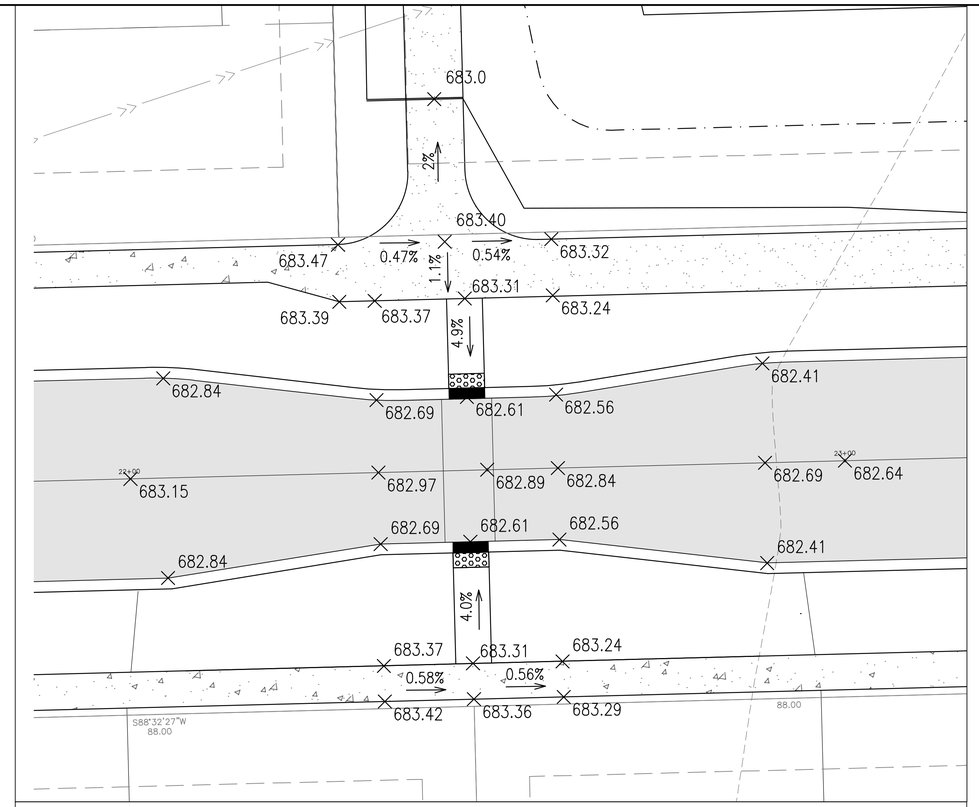
   (A) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN (10) FEET; AND

   (B) THE WATER MAIN INVERT IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE SEWER; AND

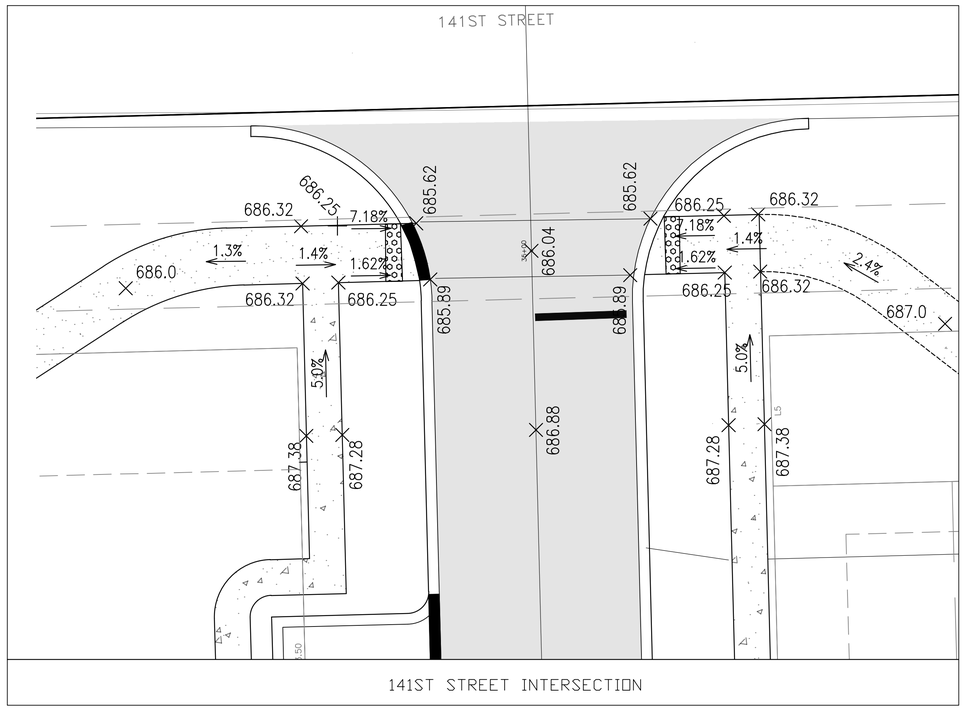
   (C) THE WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDIST



SMITH ROAD INTERSECTION



MID-BLOCK (STA. 24+25)



141ST STREET INTERSECTION

GRAPHIC SCALE 1"=10'
0 5 10 20

NO.	DATE	REVISION
1	06.26.26	INITIAL SUBMITTAL
2	08.06.26	CITY REVIEW #1
3	08.28.26	CITY REVIEW #2
4	09.14.26	CITY REVIEW #3
5	09.29.26	CITY REVIEW #4

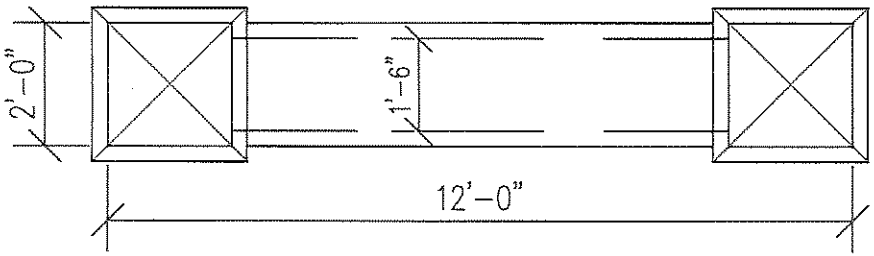
ROYAL HIGHLANDS ESTATES
SWC BASHAM DR. & 141 ST.
LOCKPORT, IL

ADA INTERSECTION RAMPS

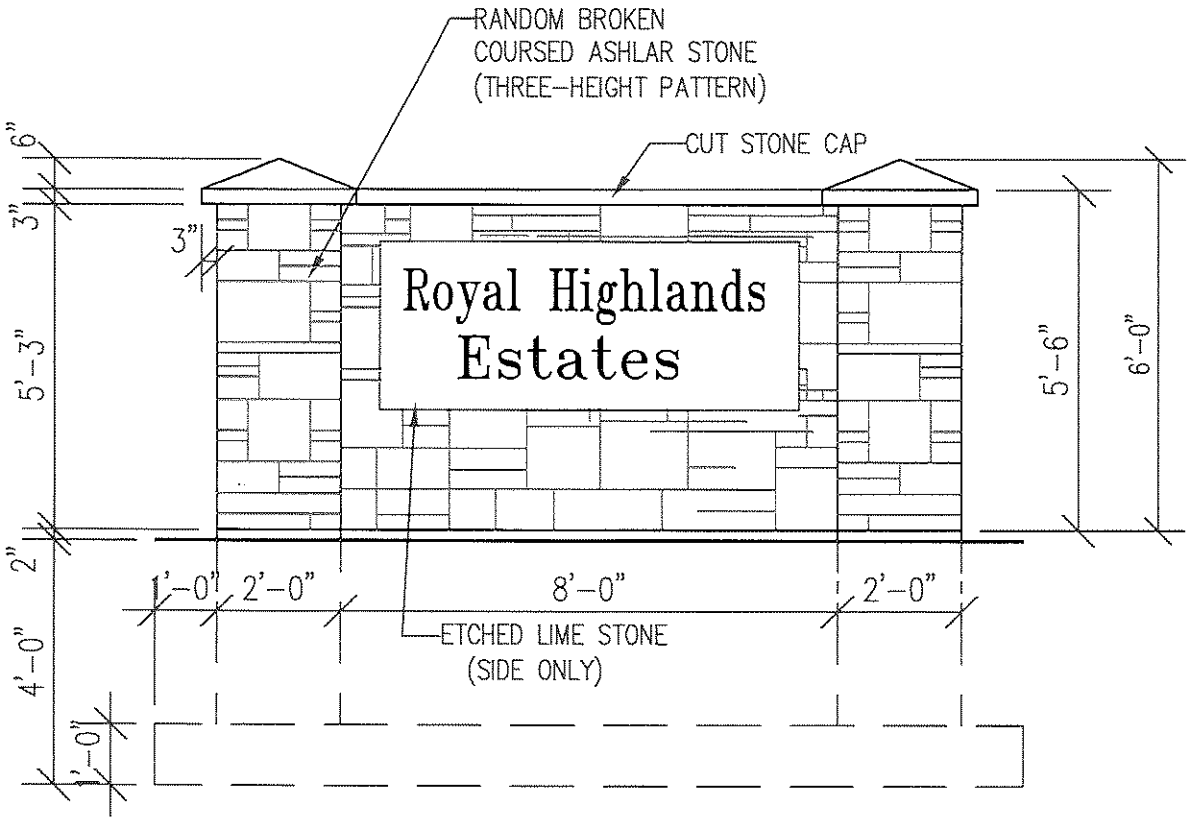
GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 22011
DATE: 6.04.26
DRAWN BY: SB
CHECKED BY: TC

SHEET NO.
19

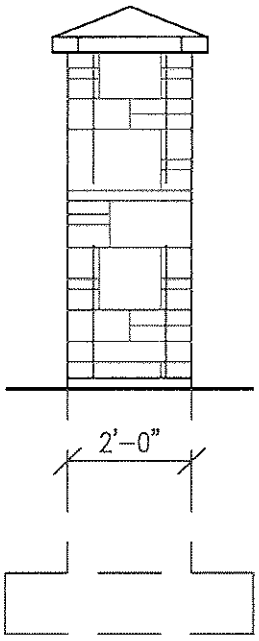


Top View



Front Elevation

SCALE: $\frac{1}{4}$" = 1'-0"



Side Elevation

City Council
Agenda Memorandum

Item #CD-3

To: **City Council**

From: **Lance Thies, Director of Community and Economic Development**

Subject: **Resolution No. 26-115 Approving the Fire Alarm & Fire Sprinkler System Installation Program Grant for the Property Located at 1038 S. State Street in the Amount of $5,000**

Date: **October 21, 2026**

BACKGROUND/HISTORY

The applicant, Richard Studer, is requesting funding through the City's Fire Alarm & Sprinkler System Grant Program to install a new fire alarm system at 1038 S. State St.

The applicant previously received grant funding for facade improvements to the building spanning 1036-1040 S. State St., which formerly housed Lockport Vacuum. The building has since undergone renovations, resulting in two distinct commercial units at 1038 and 1040 S. State St. Installation of the fire alarm system represents the final step toward preparing the 1038 S. State St. unit for leasing.

The applicant is seeking grant funding to enhance fire safety and provide a safer environment for future tenants. The property is zoned C-4 Downtown Commercial and is located within the Target Area designated by the City of Lockport.

The applicant has submitted the following contractor's estimates as required:
Quality Integrated Solutions $21,553.00
City Fire Services $23,800.00
Security Services Group Inc. $24,500.00.

The Assistance Program allows for a 50% match up to a maximum of $15,000 for fire sprinkler and $5,000 for fire alarm system installation improvements per PIN. Given that the applicant is only requesting funding for alarms and exceeds the $10,000 threshold, the applicant is allowed the maximum $5,000 reimbursement for fire alarms based on the lowest quote.

The 2026 Code Compliance Budget is $50,000 of which the Council has approved $39,750. Including the $5,000 for this project, the total for Code Compliance Grant reimbursements will be $44,750 (89.5%).

The City will reimburse the applicant after the work is completed, inspected, proof of payment provided, and the Fire District approves and witnesses the fire alarm test and ensures it is functioning properly.

PROS/CONS/ALTERNATIVES
N/A

RECOMMENDATION
Approve Resolution No. 26-115 Approving the Fire Alarm & Fire Sprinkler System Installation Program Grant for the Property Located at 1038 S. State Street in the Amount of $5,000

SPECIFIC CITY COUNCIL ACTION REQUIRED
Motion to Approve

ATTACHMENTS:
Resolution No. 26-115 Approving the Fire Alarm & Fire Sprinkler System Installation Program Grant for the Property Located at 1038 S. State Street in the Amount of $5,000
Application
Contractor Estimates

RESOLUTION NO. 26-115

RESOLUTION APPROVING THE FIRE ALARM & FIRE SPRINKLER SYSTEM INSTALLATION PROGRAM GRANT FOR THE PROPERTY LOCATED AT 1038 S. STATE STREET IN THE AMOUNT OF $5,000

WHEREAS, the City of Lockport established the Fire Sprinkler & Fire Alarm System Installation Assistance Program for eligible existing commercially zoned buildings constructed prior to April 1, 2003, at which time the City amended the 2000 International Building code, with a subsequent update in 2019 to the 2015 International Building Code, to mandate fire sprinklers in all buildings over 5,000 square feet in area; and

WHEREAS, the grant is provided to property owners to cover a portion of eligible costs and provide an incentive for property owners to enhance the protection of their structures and its occupants, as well as to improve the economic viability of the properties located specifically in Downtown, along the 9th Street and North State/Archer Avenue corridors; and

WHEREAS, the Mayor and the City Council of the City of Lockport have determined that the application submitted by Pima Property Group meets the criteria prescribed in the Program and there is adequate funding in the Program to grant the above-referenced amount.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LOCKPORT, ILLINOIS, AS FOLLOWS:

SECTION 1: The grant application for the property at 1038 S. State Street shall be granted in the amount of $5,000.

SECTION 2: This Resolution shall become effective immediately upon passage and approval as provided by law.

PASSED this _____ day of _____, 2026, with

_____ALDERMEN voting aye _____ALDERMEN abstaining

_____ALDERMEN voting nay _____ALDERMEN absent

The MAYOR voting aye _____, voting nay _____, not voting _____

_____ BARTELSEN _____ BERGBOWER _____ DESKIN _____ GILLOGLY

_____ LIF _____ PUGH _____ CARDAMONE _____ KING

_____ MAYOR **ATTEST:**

_____ _____

Steven Streit, Mayor **Kathleen Gentile, City Clerk**

CITY OF LOCKPORT
FIRE SPRINKLER & FIRE ALARM SYSTEM INSTALLATION ASSISTANCE PROGRAM

The City of Lockport has implemented a Fire Sprinkler & Fire Alarm System Installation Assistance Program for eligible commercially zoned buildings constructed prior to April 1, 2003 at which time the City of Lockport amended the 2000 International Building Code to mandate fire sprinklers in all buildings over 5,000 square feet in area. Upon approval of the proposed improvements, the City will consider reimbursing property owners a portion of eligible costs with the amount of reimbursement being based on the type of eligible improvement and allowable use of the building as defined in Section Eight. The goals of this program are to provide an incentive for property owners to enhance the protection of their structures and its occupants, as well as to improve the economic viability of the properties located specifically in Downtown, and along the 9th Street and North State/Archer Avenue corridors.

Program participants are eligible to receive reimbursement of up to 50% of approved costs, but not exceeding the maximum amount allowed in Section One: Cost Sharing. Prior to commencing eligible improvements, required inspections shall be completed, the agreement/application must be approved by City Council, and all required permits and/or approvals must be obtained. After the project is completed all invoices and proof of payment as required in Section Five: Documentation Requirements for Reimbursement, must be submitted and approved by the City Council prior to reimbursement.

An application and Program guidelines are attached. In advance of submitting your application, please schedule a pre-application meeting with representatives from the Community Development Department to discuss details of your proposed improvements. The respective Fire District representatives may also be in attendance at this meeting. Please the Community & Economic Development Department at (815) 838-0549 to schedule this meeting. The Community Development Department is located at 222 E. 9th Street, 2nd Floor.

Thank you for your interest in our Fire Sprinkler & Fire Alarm System Installation Assistance Program. It is this type of cooperative effort between the City and our businesses that helps enhance our community and increase our pride.

CITY OF LOCKPORT
FIRE SPRINKLER & FIRE ALARM SYSTEM INSTALLATION ASSISTANCE PROGRAM

AGREEMENT

THIS AGREEMENT, entered into this _____day of_____, 20__, between The City of Lockport, Illinois (hereinafter referred to as the "City") and the following Property Owner (s) to wit:

Owner: Richard & Brenda Studer

Address: 554 E. 11th St.

City: Lockport State: IL Zip Code: 60441

Phone # 815-693-2076 Email: R.Studer0425@Gmail.com

Name of Business: ? Rent out !

Project Address: 1038 S. State St.

WITNESSETH

WHEREAS, The City has established a Fire Sprinkler & Fire Alarm System Installation Assistance Program for eligible commercially zoned building construction prior to April 1, 2003, at which time the City of Lockport amended the 2000 International Building Code to mandate fire sprinklers in all building over 5,000 square feet in area; and

WHEREAS, said Assistance Program is administered by the City and is funded from General Revenues for to provide an incentive for property owners to enhance the protection of their structures and its occupants, as well as to improve the economic viability of the properties in designated commercial areas; and

WHEREAS, pursuant to said Program the City has agreed to assist, subject to its sole discretion, with the cost for the installation of a building fire sprinkler and/or fire alarm systems as approved by the Building Department up to fifty percent (50%) of the approved contract cost of such improvement and in accordance with the City's maximum participation schedule as outlined in Section One.

NOW, THEREFORE, in consideration of the mutual covenants and agreement obtained herein, the City and OWNER(s) do hereby agree as follows:

SECTION ONE: COST SHARING – The City shall assist with in the installation cost of a fire sprinkler and/or fire alarm system up to fifty percent (50%) of the approved contract cost of such improvement and up to a maximum amount not exceeding the following reimbursement schedule:

Fire Alarm System Only	**up to a maximum amount of $5,000***
Fire Sprinkler System Only	**up to a maximum amount of $15,000***
Fire Sprinkler & Fire Alarm System	**up to a maximum amount of $20,000***

***Note:** The reimbursable maximum amount is subject to the number of applications and availability of program funding during the fiscal period at the time of application. Overall program funding approved in any given fiscal year can be terminated by the City without notice.

The costs which are eligible for City participation include all labor, materials, equipment and other contract items necessary for the proper execution and completion of the work as designated from the design drawings approved by the City.

SECTION TWO: DESIGN APPROVAL – No work shall be undertaken until the design has been submitted to and approved by the Building Department and respective Fire Protection District having jurisdiction over the property. Following approval, the OWNER(s) shall contract for the work and shall commence and complete all such work within one hundred eighty (180) days from the date of such approval.

SECTION THREE: REVIEW OF PROJECT – The Building Department and/or respective Fire Protection District shall periodically review the progress of the contractor's work on the improvement pursuant to this Agreement. Such inspections shall not replace any required permit inspection by City Inspectors. All work which is not in conformance with the approved drawings and specifications shall be immediately remedied by the OWNER(s) and deficient or improper work shall be replaced and made to comply with the approved drawings, specifications, and terms of this Agreement.

SECTION FOUR – BUILDING CODE COMPLIANCE: As part of the agreement, the Owner(s) will permit the City to inspect the property prior to any work taking place. The purpose of the inspection is to

identify any aspects of the building which may not be in compliance with applicable building codes, electrical codes, plumbing codes, property maintenance codes, sign regulations, zoning codes and fire codes. Any items discovered that are not in compliance with the applicable code shall be corrected as part of the eligible improvement/s and shall be completed prior to reimbursement for the eligible improvement/s. All code deficiencies, except for eligible improvement/s, identified at the time of inspection shall be completed at the sole expense of the property owner.

SECTION FIVE: DOCUMENTATION REQUIREMENTS FOR REIMBURSEMENT –Upon completion of the improvement and upon its final inspection and approval by the Building Department and/or respective Fire Protection District, the OWNER(s) shall submit to the City a properly executed and notarized contractor statement showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials, or equipment in the work. In addition, the OWNER(s) shall submit to the City proof of payment of the contract cost pursuant to the contractor's and architect's or engineer's statements.

The City shall, within forty-five (45) days of receipt of the contractor's statement and proof of payment issue a check to the OWNER(s) in amount as indicated herein.

SECTION SIX – ADDITIONAL CITY PARTICIPATION: In addition to providing financial assistance for the installation of a fire sprinkler and/or fire alarm system as indicated herein, the City shall also waive all requisite City inspection, plan review and permit fees, and any fees associated with purchase of new water meters as may be required. The City shall also request that the Fire Protection District agree to waive all inspection, plan review and permit fees associated with the eligible improvement/s identified in Section One, but the waiver of those fees shall be at the discretion of the Fire Protection District.

SECTION SEVEN – PROPERTY OWNER COSTS: In addition to assuming responsibly for costs associated with installation of the fire sprinkler & fire alarm system not covered by the City as indicated herein, the property owner shall be responsible for all costs incurred to achieve applicable code compliance as noted in Section Four above, as well as for all costs incurred as a result of having to increase the size of the water service to the building. The property owner shall also be responsible for all costs involving preparation of plans, and for assumption of all liability as may be associated with installation of a fire sprinkler & fire alarm system.

SECTION EIGHT: ALLOWABLE USES: Notwithstanding the zoning of the property, at time of application for the Fire Sprinkler and Fire Alarm Assistance Program and during the term of any approved agreement, only those uses that generate sales tax revenue to the City, in particular retail and specialty retail shops, eating and drinking establishments, entertainment and recreation establishments, and specialty services uses which have a retail component shall be located within the building unless otherwise approved by the City Council prior to entering into an agreement.

SECTION NINE: FAILURE TO COMPLETE WORK – All eligible improvement/s as approved by the City shall be completed within ninety (90) days from the date of issuance of the building permit. As this Program is funded each fiscal year (January 1st – December 31st), all reimbursement of approved eligible improvements need to occur within that same fiscal year period that the application/request was submitted, unless otherwise extended by the City Administrator. If the OWNER(s) or his contractor fail to complete the improvement work provided for in conformity with the plans, specifications and all terms of this Agreement, the Agreement shall terminate and the financial obligation on the part of the City shall cease and become null and void.

SECTION TEN: FILING OF LIEN – This grant is conditioned upon owner not selling or transferring said property or any interest in the property for financial gain for three (3) years from the date that the grant reimbursement payment was issued. If property owner sells building during the first three (3) years following completion of the work, property owner shall be obligated to reimburse City in the following amounts:

	Amount to be repaid
Year One	100% of lien amount
Year Two	75% of lien amount
Year Three	50% of lien amount
Year Four	0% of lien amount

The Owner shall execute the attached lien as security in the event the property or any interest in the property is sold or transferred during the first three (3) years from the grant reimbursement payment. The City shall be authorized to record the lien with the Will County Recorder's Office.

SECTION ELEVEN: UNRELATED IMPROVEMENTS – Nothing herein is intended to limit, restrict, or prohibit the OWNER(s) from undertaking any other work in or about the subject premises which is unrelated to the improvement provided for in this Agreement.

SECTION TWELVE: CITY INDEMNIFICATION REGARDING CONSTRUCTION – The Owners of the subject property agree to defend and hold harmless the City from any and all claims which may arise out of said Owners' construction activities under this Agreement.

SECTION THIRTEEN: GENERAL INDEMNIFICATION – In the event that, as a result of this Agreement, or actions taken as required hereunder, the City is made a party defendant in any litigation or claim out of this Agreement or the development activities contemplated hereunder, the Owners agree to defend and hold harmless the City and its officials and employees, individually and collectively, from any suits and from any claims, demands, setoff or other action including but not limited to judgments arising therefrom. The obligation of the Owners hereunder shall include and extend to payment of reasonable Attorneys' fees for the representation of the City and its officials and employees in such litigation and includes expenses, court costs and fees. The Owners or its insurer shall engage licensed attorneys to represent the City and its Officers and its officials and employees in such litigation, subject to the approval of the attorneys by the City Attorney, which approval shall not be unreasonably withheld.

SECTION FOURTEEN: PERFORMANCE OF AGREEMENT – It is agreed that the parties hereto may in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance, enforce or compel the performance of this Agreement, which shall include the right of the parties to recover a judgment for monetary damages against each other, provided, however, that the Owners shall not have a right to recover a judgment for monetary damages against any Elected or Appointed Official of the City for any breach of any of the terms of this Agreement. The City reserves the right to maintain an action to recover damages or any sums which Owners have agreed to pay pursuant to this Agreement and which have become due and remained unpaid.

SECTION FIFTEEN: EXHIBITS – It is agreed that Exhibits I through VI shall be considered part of this Agreement.

SECTION SIXTEEN: DISPLAY OF CITY FUNDING PROMOTIONAL MATERIAL – All program participants shall be required to prominently display a poster identifying the property as receiving City funding.

The sign will be provided by the City and shall be displayed from the date the Application is approved, to no less than thirty (30) days after final approval and reimbursement is made.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

OWNER(S)

_____

Program Participant

DATE:_____

CITY OF LOCKPORT

_____

Mayor

DATE:_____

ATTEST:_____

CITY CLERK

DATE:_____

EXHIBITS

EXHIBIT I	PROOF OF OWNERSHIP IN FORM OF DEED OR TITLE
EXHIBIT II	INSURANCE POLICY
EXHIBIT III	COPY OF APPLICATION
EXHIBIT IV	APPROVED FIRE SPRINKLER AND/OR FIRE ALARM SYSTEM PLANS
EXHIBIT V	CONTRACTOR'S AGREEMENT
EXHIBIT VI	EXECUTED LIEN

EXHIBIT III - APPLICATION

Date of Application: _____

Applicant Name: Richard Strader

Project Address: 1038 & 1040 S. State St.

Building Owner: Richard & Brenda Strader

Year Property Purchased: 1990

Size (SF) of Building/Tenant Space: 1038 is 1,250sqft. & 1040 is 1,250sqft.

Existing Tenant(s): None Yet

Total Anticipated Budget: $_____

(three (3) State licensed contractors' estimates are required)

Total Anticipated Grant Request: $5,000.00

Written Description of Proposed Improvements:

1038 - Fire Alarms & Exit. Lights

Attach three (3) copies of plans of proposed improvements

I, _____, hereby make application to the City of Lockport for a Fire Sprinkler & Fire Alarm System Installation Assistance Program in the anticipated amount of $_____.

I understand that my application must be approved by the City and that it must conform to established design guidelines, as well as, specific design recommendations of the City of Lockport. I have read a copy of the Fire Sprinkler & Fire Alarm System Installation Assistance Program Agreement and lien provisions. If approved, I understand that all work performed is subject to development, building, permit, and agreement provisions.

_____ _____

Applicant Signature Date

_____ _____

Building Owner Date

Please return the completed application to:

Community Development Department
City of Lockport
222 E. 9th Street, 2nd Floor
Lockport, IL 60441

If you need assistance with the application and/or have general inquiries, please call the Community and Economic Development Department at (815) 838-0549.

Staff Use Only:

File Number: _____

ANTICIPATED BUDGET

ACTIVITY	ESTIMATED COST
Fire Alarm	22,000.00
Total Anticipated Assistance Request	$5,000.00

Architect or Engineer for the Project:

Company Name: _____
Contact: _____
Address: _____
Phone: _____
Email: _____

Contractor for the Project:

Company Name: Quality Intergrated Solutions, Inc.
Contact: Ted
Address: 5169 183rd St. County Club Heights, IL. 60478
Phone: 815-464-4772
Email: Lidia@qisinc.net

For reimbursement purposes, City of Lockport shall make a check payable to:

Name/Business: Richard Studer
Address: 554 E. 11th St. Lockport, IL 60441
SS# or Tax ID# 331-52-3328

EXHIBIT VI - LIEN SIGNED & NOTARIZED

Prepared By: City Attorney
City of Lockport
222 E. 9th Street
Lockport, IL 60441

Mail To: City Clerk
City Attorney
City of Lockport
222 E. 9th Street
Lockport, IL 60441

LIEN ON REAL ESTATE

Owner's Name: Richard + Brenda Stadler

Subject Property Address: 1038 + 1040 S. State St
Lockport, IL. 60441

PIN: 11-04-23-326-010-0000

Lien/Grant Amount: 5,000.00

Legal Description of the Subject Property is attached to this Lien as Exhibit A.

The Owner has received a grant through the Fire Sprinkler & Alarm System Installation Assistance Program of the City of Lockport. In accordance with that program, the Owner has consented to the City of Lockport having a lien on the Subject Property in the amount of the grant under the terms and conditions set forth in the grant agreement. This lien secures that obligation to the City of Lockport. The amount received by the Owner shall be repaid by the Owner if the Owner sells or otherwise disposes of the property during the first three (3) years of the award of the grant in accordance with the following schedule:

	Amount to be repaid
Year One	100% of lien amount
Year Two	75% of lien amount
Year Three	50% of lien amount
Year Four	No repayment

If the Subject Property is not sold by the Owner within three (3) years of the payment of the grant, then this lien shall automatically be extinguished without further action by the City or the recording of a release. This lien is subject to foreclosure or collection through any legal remedy if the underlying obligation is not paid by the Owner.

CITY OFFICIAL: _____ **TITLE:** _____

OWNER SIGNATURE: _____ **DATE:** _____

The undersigned Notary Public of Will County, Illinois, does hereby certify that the person(s) named above signed this document before me and that the signator(s) knew the nature of the document that was signed and did so as a free and voluntary act on the _____ day of _____, 20____.

_____
Notary Public

TRUSTEE'S DEED

R2021126133
KAREN A. STUKEL
WILL COUNTY RECORDER
RECORDED ON
11/18/2021 04:09:58 PM
RECORDING FEES: 42.00
IL RENTAL HSNG: 9.00
CONSIDERATION: 0.00
WILL COUNTY TAX:
IL STATE TAX:
PAGES: 2
RMB

This indenture made this **24th** day of **September, 2021** between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, **as Successor Trustee,** under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the **29th** day of **August, 1991** and known as Trust Number **4048** party of the first part, and

Reserved for Recorder's Office

The Richard and Brenda Family Trust, dated September 23, 2021 party of the second part,

whose address is :
554 E. 11th St.
Lockport, IL 60441

PROVIDED BY PROPERTY INSIGHT BY WILL COUNTY RECORDER

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in **WILL** County, Illinois, to wit:

THE SOUTH 41 FEET 3 INCHES OF THE WEST HALF OF LOT 7 (MEASURED PARALLEL WITH THE SOUTHERLY LINE OF SAID WEST HALF LOT) BLOCK 88 OF LOCKPORT AS LAYED OUT BY THE CANAL COMMISSIONER IN WILL COUNTY ILLINOIS.

Property Address: **1038-1040 S. State St., Lockport, IL 60441**

Permanent Tax Number: **11-04-23-326-010-0000**

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoove forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned.

Exempt under provisions of Paragraph E, Section 31-45, Real Estate Transfer Tax Act.
10/26/2021
Date
Buyer, Seller or Representative

Trustee's Deed Tenancy in Common (1/96)
F. 154

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Asst. Vice President, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY
CORPORATE SEAL
CHICAGO, ILLINOIS

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: _____
~~Martha Lopez~~ – Asst. Vice President

State of Illinois
County of Cook **SS.**

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Asst. Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Asst. Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this **26th** day of **October, 2021.**

Linda Lee Lutz
NOTARY PUBLIC

"OFFICIAL SEAL"
LINDA LEE LUTZ
Notary Public, State of Illinois
My Commission Expires 07/14/2023

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
Martha Lopez, AVP/TLO
15255 South 94th Ave.
Suite 604
Orland Park, IL 60462

PROVIDED BY PROPERTY INSIGHT FOR WILL COUNTY RECORDER.

AFTER RECORDING, PLEASE MAIL TO:
NAME: The Coyle Law Office
ADDRESS: 131 E. 9th St.
CITY STATE ZIP: Lockport, IL 60441

SEND SUBSEQUENT TAX BILLS TO:
NAME: Richard and Brenda Studer
ADDRESS: 554 E. 11th St.
CITY STATE ZIP: Lockport, IL 60441

Erie Insurance Company
Member • Erie Insurance Group
100 Erie Ins. Pl. • Erie, PA 16530

Invoice

Named Insured

HARRIS BANK OF
JOLIET NA TRUST 4048
1040 S STATE ST
LOCKPORT IL 60441-3438

145753772
MM4510

Minimum Due:	**$5,021.00**
Due by:	**11/18/2025**
Pay in Full:	$5,021.00

Fees will be added for any returned payments and included on future invoices.

Make a secure online payment at erieinsurance.com.

Please call your Agent with questions about your billing statement or to make changes to your policy.

ERIE Agent
ILLINOIS SECURITIES COMPANY
327 REPUBLIC AVE
JOLIET, IL 60435
(815)729-4664

Mail Date:	10/28/2025
Policy Number:	Q610131231
Policy Type:	ErieSecure Business
Policyholder:	Harris Bank of

Thank you for choosing Erie Insurance for your insurance needs!

See following page(s) for policy details and important messages.

12-8-25
Ck# 25830
5,021.00

Keep top portion for your records / Return bottom portion with your payment

Quality Integrated Solutions, Inc.
5169 183rd St
Country Club Hills, IL 60478
+18154644772
lidia@qisinc.net
http://qisinc.net

Estimate

ADDRESS	SHIP TO
Quality Integrated Solutions 5169 W 183rd Country Club Hils, IL 60478	Quality Integrated Solutions 5169 W 183rd Country Club Hils, IL 60478

ESTIMATE #	DATE
9705	08/08/2026

JOB LOCATION
1040 S State St, Lockport, IL 6

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Scope of Work: Furnish and Install Addressable FA Panle Qty 1 Furnish and Install City Card Qty 1 Furnish and Install ANN Qty 2 Furnish and Install 18 Battery Qty 2 Furnish and Install Addressable Pullstation Qty 4 Furnish and Install Ceiling Audio/Visual Qty 6 Furnish and Install Ceiling Visual Qty 10 Furnish and Install Smoke Detector Qty 15 Furnish and Install Heat Detector 5 Furnish and Install Outdoor Visual Qty 1 FA Material $10,231.72 EMT Piping $3,000.00 Labor to Install/Program $6,821.46 FA Drawings $1,500.00	1	21,553.18	21,553.18

Quality Integrated Solutions, Inc. shall have the right, at sole discretion, to stop performing any Services and/or withhold further deliveries of materials, until the account is current. In the event payment is not received when due, QIS may, at its discretion, .assess late fees at the rate of 1.5% per month or the maximum rate allowed by law,Customer agrees to pay all costs of collection, including without limitation costs, fees, and attorneys fees. Customers failure to make payment when due is a material breach of this Agreement until the account is current.All work to be performed in a professional workman like manner.All work will be performed during normal business hours.All material must be paid in full prior to installation. A payment of 40 percent for labor is required before any rough installation begins; another payment of 40 percent is due upon completion of rough installation. Final reminder 20% do with trimming along with any add-ons.

SUBTOTAL	21,553.18
TAX	0.00
TOTAL	**$21,553.18**

Accepted By

Accepted Date

ESTIMATE

City Fire Services
10311 W Bruns Road
Monee, IL 60449

mike@cityfire.net
+1 (708) 775-3330
cityfire.net

CITY FIRE SERVICES

Bill to
Rich Studer
1040 S. State Street
Lockport, Illinois 60441

Ship to
Rich Studer
1040 S. State Street
Lockport, Illinois 60441

Estimate details
Estimate no.: 1017
Estimate date: 08/10/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Fire Alarm**	-Honeywell Firelite 200pt Addressable Fire Alarm Panel -60hr Battery Backup -LCD Annunciator by Main Entrance per NFPA -Addressable Pull Stations per NFPA -Addressable Heat Detectors per NFPA -Addressable Smoke Detectors per NFPA -Ceiling Visual Only Device per NFPA -Ceiling Audio/Visuals per NFPA -Outdoor Audio/Visual per NFPA -All Wiring Free Air Installation -Conduit Piping Stubbed to Ceiling For Fire Panel Wiring done by EC -Misc. Electrical Supports, Straps, Hangers -18/2 FPLR Fire Wire as needed -16/2 FPLR Fire Wire as needed -18/4 FPLR Fire Wire as needed -Labor to Install, Program, and Pre-Test -Engineered Drawings and Submittal of Specs to Lockport FD -Final Acceptance Testing w/ Lockport FD *EXCLUSIONS* **Building Drawing Needed For Submittal to The Village **Patching, Painting or Surface Restoration **Weekday Only Work Hours 7am-5pm **AHU/RTU Shutdown Wiring and Termination to be Completed by HVAC Contractor	1	$23,800.00	$23,800.00

**Permits
**3rd Party Plan Review Fees

Total **$23,800.00**

Accepted date

Accepted by

WWW.SECSERVICESGROUP.COM
6813 HOBSON VALLEY DRIVE UNIT 110
WOODRIDGE, IL. 60517
P: 630-597-0090 C: 630-201-7439
Email: Chris@SecServicesGroup.com

State Lic. #124-001819

8/8/26(valid for 30 days) - 1040 S. State Lockport, IL 60441

FIRE ALARM SYSTEM QUOTE:

Provide, install, and program the following:
-Firelite 50 zone intelligent fire alarm control panel w/ power supply
-Firelite Annunciator
-12vdc 18ahr Backup Batteries
-Firelite Addressable Smoke Detectors (16)
-Firelite Addressable Heat Detectors (5)
-Firelite Addressable Pull Stations (4)
-System Sensor Outdoor Visual Only (1)
-System Sensor Visual Only Device (10)
-System Sensor Audio/Visual Device (11)
-Drawings Submitted to City/FD

TOTAL: **$24,500.00**

NOTE: Please note this quote was prepared from existing records and includes only panel replacement, programming, and testing to repair damage discovered on service call. All existing devices will be used unless they fail inspection. This quote does not include any permitting, inspection with AHJ, or additional required work if necessary.

I appreciate the opportunity to serve your life safety system needs. If you have any questions, please email or give me a call.

Kind regards,

Chris Shields

City Council
Agenda Memorandum

Item #CD-4

To: **City Council**

From: **Lance Thies, Director of Community and Economic Development**

Subject: **Resolution No. 26-116 Approving the Facade and Site Improvement Grant for the Property Located at 988 E 9th Street in the Amount of $1,500**

Date: **October 21, 2026**

BACKGROUND/HISTORY

The applicant, Michael Olumoroti of Two Maids, on behalf of owner Thomas Drake, is requesting funding through the City's Facade and Site Improvement Grant Program to install a wall sign for his business on the building's front.

The property was previously occupied by JK Computers before they moved solely to 990 E 9th St. The proposed 2'x12' sign is comprised of unlit channel letters forming the logo for the Two Maids business on a raceway matching the color attached wall. The requested funding would help support continued business on 9th Street by maintaining the aesthetics of the area and complementing the facades of the neighboring tenants. The property is zoned C-3 Highway Commercial and is located within the City of Lockport's designated Target Area.

The applicant submitted the three (3) required contractor's estimates for the project
US Sign & Electric LLC $3,000.00
The Aubrey Sign Company $4,850.00
Distinct Visual Solutions $5,850.00.

The Facade Grant program allows for a 50% match up to $20,000 per facade and $10,000 for site improvements with a maximum of $50,000 per property, inclusive of architectural fees. Architectural fees are not in addition to the maximum reimbursement, rather, it counts toward the maximum amount and shall be limited to not more than five thousand dollars ($5,000) of the reimbursement.

The 2026 budgeted amount for the Facade & Site Improvement Grant Reimbursement Program is $100,000. Based on the lowest submitted estimate, the applicant is eligible for a total amount of $1,500. To date, the City Council has approved $102,628.12 of the $100,000 budgeted amount for 2026. (103%). Including the $1,500 for this project, the total of facade grant reimbursements will be $104,128.12. (104%).

PROS/CONS/ALTERNATIVES
N/A.

RECOMMENDATION
Approve Resolution No. 26-116 Approving the Facade and Site Improvement Grant for the Property Located at 988 E 9th Street in the Amount of $1,500

SPECIFIC CITY COUNCIL ACTION REQUIRED
Motion to Approve

ATTACHMENTS:
Resolution No. 26-116 Approving the Facade and Site Improvement Grant for the Property Located at 988 E 9th Street in the Amount of $1,500
Application
Contractor Estimates
Sign Rendering

RESOLUTION NO. 26-116

A RESOLUTION APPROVING THE FAÇADE AND SITE IMPROVEMENT GRANT FOR THE PROPERTY LOCATED AT 988 E. 9TH STREET IN THE AMOUNT OF $1,500

WHEREAS, Ordinance 20-002 amended the Facade and Site Improvement Grant program for commercially zoned property located within the target area as designated by the City of Lockport funded from general revenues for purposes of control and prevention of blight, dilapidation and deterioration of the visible exterior of buildings, structures and site conditions; and

WHEREAS, the grant is provided to owners and tenants in recognition of the positive impact that individual building and site improvements can have on the overall appearance, quality and vitality of the City; and

WHEREAS, Michael Olumoroti of Two Maids, on behalf of owner Thomas Drake, has submitted application to the City for Façade and Site Improvement Grant funds in the amount of $1,500 for the installation of a wall sign for 988 E. 9th Street,

WHEREAS, the Mayor and City Council of the City of Lockport have determined that the grant application meets the criteria prescribed in Ordinance 20-002 and there is adequate funding to grant the maximum allowed amount under Ordinance 20-002.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LOCKPORT, ILLINOIS, AS FOLLOWS:

SECTION ONE: The façade and site improvement grant application for the property at 988 E. 9th Street shall be granted in the amount of $1,500 for the installation of a wall sign.

SECTION TWO: This Resolution shall become effective immediately upon passage and approval as provided by law.

PASSED this _____ day of _____, 2026, with

_____ALDERMEN voting aye _____ALDERMEN abstaining

_____ALDERMEN voting nay _____ALDERMEN absent

The MAYOR voting aye _____, voting nay _____, not voting _____

_____ BARTELSEN _____ BERGBOWER _____ DESKIN _____ GILLOGLY

_____ LIF _____ PUGH _____ KING _____ CARDAMONE

_____ MAYOR **ATTEST:**

_____ _____

Steven Streit, Mayor **Kathleen Gentile, City Clerk**

City of Lockport
Commercial Façade and Site Improvement Grant Program

(updated March 4, 2020)

The City of Lockport has implemented a Commercial Façade and Site Improvement Grant Program for a commercially zoned building or property located within the *Target Area* as designated by the City of Lockport and identified in **Appendix A**. The goal of this program is to help business owners and tenants keep the visible exterior of their buildings, structures or site conditions attractive, which in turn keeps the City of Lockport attractive. This reimbursement grant is provided to owners or tenants in recognition of the positive impact that individual building and site improvements can have on the overall appearance, quality and vitality of the City.

Grant participants can receive a reimbursement of up to a 50% of approved costs of **eligible improvements**, according to the following:

1. $20,000 per primary façade easily visible from the surrounding public streets, and/or
2. $10,000 for general site improvements

Award amounts above the $50,000.00 maximum or above the $20,000.00/$10,000.00 per façade grant can be awarded at the sole discretion of the City Council upon recommendation by the Director of Community and Economic Development or City Administrator and based on available funding in current City fiscal period.

The application must be approved by City Council and funding has to be available in the current fiscal year. All necessary permits obtained prior to the applicant commencing façade and/or site improvements. After the project is complete and prior to reimbursement, all invoices and proof of payment (being a copy of a cancelled check/s or a copy of a credit card receipt/s) must be submitted to the Director of Community & Economic Development or his/her designee for review and then forwarded to the City Council for final approval.

If the building or property is located within the City of Lockport Historic District Boundary or the National Register of Historic Places Historic District Boundary, a Certificate of Appropriateness (COA) must first be issued by the Heritage & Architecture Commission prior to review by the Committee of the Whole and City Council.

The grant agreement and application are attached. Please review the provisions of the grant agreement and application requirements and schedule a meeting with the Director of Community & Economic Development or his/her designee. If you have any questions or need additional information please contact the Community Development Department/Planning at (815) 838-0549, option 4. The Community Development Department is located at City Hall, 222 E. 9th Street, 2nd Floor, Lockport IL 60441.

Thank you for your interest in the City of Lockport Façade and Site Improvement Grant Program.

I. ELIGIBILITY CRITERIA

A. To be eligible for a Façade and Site Improvement Grant Program, an existing building or property must be used in whole or in part for commercial purposes, must be located within the Target Area, and must be properly zoned for the use/s occupying the property. Approval of properties outside of the Target Area are subject to approval by the City Council upon recommendation by the Director of Community and Economic Development or City Administrator. The Target Area is designated by the City of Lockport as identified in **Appendix A**. Properties that are not eligible to apply for or receive program funds include non-commercial zoning classifications, non-commercial uses, government owned buildings, non-permanent structures and accessory structures, demolitions, any improvement acquired by lease, and new building construction. A building is considered new if it is less than five (5) years old.

To be eligible for a grant for rear entrance improvements to a building, the project must also meet all of the following criteria:

1. The building must have an existing rear entrance, or location for a new entrance that is accessible to the public from a dedicated street, alley, or other right-of-way, or from a parking lot or walkway that is owned or leased by the City, or from other property that is encumbered by an easement granting public pedestrian access (such as the I & M Canal trail); and
2. The rear entrance to be improved must provide public access to a business or businesses within the building.

B. An application for a grant request may be submitted by a commercial property owner, landlord, and/or commercial tenant. The landlord and/or tenant shall have written approval of consent from the property owner of record to apply for the grant funds and complete the necessary exterior improvements to the structure. Further, the tenant shall have on file with the City a (New) Business Permit Application and shall have received an Occupancy Permit.

II. ELIGIBLE IMPROVEMENTS

The following items are eligible for grant program funds:

- **Exit door (exterior)** – installation, repair and replacement of exit doors and hardware to provide public access, or where current door do not meet the building and fire codes or it will improve the overall appearance of the building.
- **Painting** – painting of the exterior surfaces of buildings, only in conjunction with exterior remodeling.
- **Tuck-pointing** – tuck-pointing of the building only if located within the Historic District and in conjunction with exterior remodeling.
- **Awnings** – repair, replacement or addition of exterior awnings.
- **Architectural Features** – restoration, repair, and re-introduction, if previously removed of significant architectural features.
- **Windows** – repair of frames, sills, glazing, and replacement of glass and installation of new windows.
- **Walls** – repair and rebuilding of exterior walls (exceptions: cleaning, sealing, tuck pointing (unless located within the Historic District), and painting).
- **Stairs, Porches, Railings, Exits** – repair and replacement or installation of exterior stairs, porches, railings and exit facilities.
- **Roofs** – upgrading, where the effects of the repair will be visible to the public from street level. (In general, sloping roofs would qualify, flat roofs would not. Repair and re-roofing is not eligible).

- **Signs** – replacement of a permanent freestanding development sign. Signage shall be in compliance with the City's Sign Code and Commercial Design and Development Guidelines and offer materials, graphics and design elements that go above and beyond the minimum requirements of the Sign Code and Guidelines.
- **Lighting** – repair, restoration, and addition of exterior lighting for architectural enhancement.
- **Landscaping** – installation of new landscaped areas where none currently exist (shall be in compliance with the City's Landscape Ordinance and Commercial Design and Development Guidelines).
- **Dumpster Enclosures** – installation of new enclosure where one does not currently exist (a new dumpster enclosure shall be in compliance with City Code and Commercial Design and Development Guidelines).
- **Parking Areas** – surfacing of parking areas which are currently not paved or where gravel is present. Improvement must include the installation of curb and gutter. (Routine maintenance such as sealcoating and re-striping in not eligible).

III. INELIGIBLE IMPROVEMENTS

The following items are *not* eligible for grant program funds:

- Demolition and new construction.
- General building maintenance such as replacement of roof material not visible from the street, foundation repair, existing siding repair with similar materials, painting and tuck pointing (except if property is located within the Historic District).
- General parking maintenance including but not limited to patching holes, resurfacing/sealcoating and restriping of parking stalls.
- General site maintenance including but not limited to replacement of existing landscape/plant material, installation of new mulch, replacement of private sidewalks, repair or replacement of directional signs.

While emergency, safety-related and minor exploratory demolition may be necessary, such demolition may prohibit inclusion in this program. Improvements not specifically listed as eligible or ineligible are subject to review as to eligibility by the Director of Community & Economic Development or his/her designee who will advise the City Council. **All improvements must comply with City codes and ordinances. Any required building permits must be obtained prior to starting construction.**

IV. REVIEW CRITERIA

Every project will be evaluated for the value of its improvement, extent/scope of work proposed, and its potential impact on the commercial corridor/area. The staff review will consider the following:

- Extent and type of the proposed improvements (structural and permanent improvements are given priority).
- General, or exceeding, compliance with the Commercial Design and Development Guidelines established by the City Council.
- For properties located with the Historic District: The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; and City's Historic District Preservation Plan.

CITY OF LOCKPORT
COMMERCIAL FAÇADE AND SITE IMPROVEMENT GRANT AGREEMENT

THIS AGREEMENT, entered into this 31st day of 8, 2026, between The City of Lockport, Illinois (hereinafter referred to as the "City") and the following designated OWNER(s)/LESSEE(s), to wit:

Owner/Lessee Name: Michael Olumoroti

Address: 988 E 9th St., Lockport, IL, 60441

City: Lockport State: IL Zip Code: 60441

Phone # 7799397219 Email: skytowers7e@gmail.com

Name of Business: TWO MAIDS

Project Address: Same

WITNESSETH

WHEREAS, A Commercial Facade and Site Improvement Grant Program is established for a commercially zoned building or property located in the Target Area as designated by the City of Lockport and identified in **Appendix A**, or as approved by the City Council;

WHEREAS, The Commercial Façade and Site Improvement Grant Program is administered by the City and is funded from General Revenues, utilizing Gaming Revenues first, for purposes of control and prevention of blight, dilapidation and deterioration of the visible exterior of buildings, structures and site conditions on commercially zoned properties within the *Target Area* as designated by the City of Lockport and identified in **Appendix A**. This reimbursement grant is provided to Owner(s)/Lessee(s) in recognition of the positive impact that individual building and site improvements can have on the overall appearance, quality and vitality of the City.

WHEREAS, Pursuant to said Program the City has agreed to participate, subject to its sole discretion, in sharing the cost of façade and site improvements to commercially zoned properties identified in **Appendix A** up to a maximum of one-half (1/2) of the approved contract cost of such improvement but in no event shall the total City participation exceed Fifty Thousand Dollars ($50,000.00) for construction and architectural cost. Architectural fees shall be limited to not more than Five Thousand Dollars

($5,000.00) of the reimbursement.

WHEREAS, The reimbursable maximum amount is subject to the number of applications and the availability of program funding during the fiscal period at the time of application. Overall program funding approved in any given year can be terminated by the City without notice.

WHEREAS, A commercially zoned building or property located in the *Target Area*, as designated by the City of Lockport and identified in **Appendix A,** or as approved by the City Council, may be awarded funding through this program as recommended by the Director of Community & Economic Development, City Administrator or their designee and approved by City Council; provided its OWNER/LESSEE meets the terms and conditions of the application provided by the City, and executes the Agreement contained therein.

NOW, THEREFORE, in consideration of the mutual covenants and agreement obtained herein, the City and OWNER(s)/LESSEE(s) do hereby agree as follows:

SECTION ONE: COST SHARING – The City shall share in eligible improvement costs and architect fees for the OWNER(s)/LESSEE(s) property up to fifty percent (50%) of approved project costs up to a maximum amount of fifty thousand dollars ($50,000.00) for construction and architectural cost. Architectural fees are not in addition to the maximum $50,000 reimbursement, rather, it counts toward the maximum amount and shall be limited to not more than five thousand dollars ($5,000.00) of the reimbursement. The actual amount per this agreement shall not exceed $_____for construction cost and $_____for architect fees. The façade and/or site improvement costs which are eligible for City participation include all labor, materials, equipment and other contract items necessary for the property execution and completion of the work as designated from the design drawings approved by the City. Said design drawings and specifications are attached hereto as Exhibit V.

When submitting cost estimates, the City requires submission of at least three (3) itemized quotes. The OWNER(s)/LESSEE(s) may choose the contractor of their choice, however, the City's cost sharing will be based off the least expensive quote.

SECTION TWO: DESIGN APPROVAL – No façade or site improvement work as specified in Exhibit V shall be undertaken until this Agreement with the City is executed and the design therefore has been submitted to and approved by the Building Department, and/or if necessary Heritage and Architecture Commission. **Following approval, the OWNER(s)/LESSEE(s) shall contract for the work and shall commence and complete all such work within one hundred eighty (180) days from the date of such approval. If extenuating circumstances, such as weather, may cause the delay of completion of such work, the OWNER(s)/LESSEE(s) may request an additional one hundred eighty (180)-day extension to complete all such work if such request is submitted to the Director of Community & Economic Development or his/her designee at least thirty (30) days prior to the work completion**

deadline.

SECTION THREE: REVIEW OF PROJECT – The Director of Community & Economic Development or his/her designee shall periodically review the progress of the contractor's work on the improvements pursuant to this Agreement. Such inspections shall not replace any required permit inspection by City Inspectors. All work which is not in conformance with the approved drawings and specifications shall be immediately remedied by the OWNER(s)/LESSEE(s) and deficient or improper work shall be replaced and made to comply with the approved drawings, specifications, and terms of this Agreement.

SECTION FOUR: DOCUMENTATION REQUIREMENTS – Upon completion of the eligible improvement/s pursuant to this agreement and upon final inspection and approval by the Community Development Department and/or other applicable department or agency, the OWNER(s)/LESSEE(s) shall submit to the City a properly **executed and notarized contractor statement/bill of sale and architect fee statement (when applicable) showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials, or equipment in the work.** In addition, the OWNER(s)/LESSEE(s) shall submit to the Director of Community & Economic Development or his/her designee **proof of payment (being copy of a cancelled check/s or a copy of a credit card receipt/s)** of the contract cost pursuant to the contractor's and architect's statements.

The Director of Community & Economic Development or his/her designee shall, upon receipt of the contractor's statement and proof of payment schedule the request for reimbursement on the next regularly scheduled City Council meeting agenda. Upon approval by the City Council, the Finance Department issue a check to the OWNER(s)/LESSEE(s) in payment of: one-half of the approved cost or fifty thousand dollars ($50,000.00) whichever is less. In no case shall the amount paid to the OWNER(s)/LESSEE(s) exceed the amount specified in this Agreement or in the contractor's or architect's statements.

SECTION FIVE : LAND USE AND SIGNAGE CONFORMANCE. At the time of reimbursement and throughout the term of the agreement with the City the land use and signage under the control of the OWNER(s)/LESSEE(s) shall be in conformance with zoning and sign code provisions.

SECTION SIX: FAILURE TO COMPLETE WORK – If the OWNER(s)/LESSEE(s) or his contractor fail to complete the work provided for herein or is not in conformity with the plans, specifications and all terms of this Agreement, the Agreement shall terminate and the financial obligation on the part of the City shall cease and become null and void.

SECTION SEVEN: UNRELATED IMPROVEMENTS – Nothing herein is intended to limit, restrict, or prohibit the OWNER(s)/LESSEE(s) from undertaking any other work in or about the subject premises which is unrelated to the eligible improvement/s provided for in this Agreement.

SECTION EIGHT: MAXIMUM GRANT AWARDS – Nothing in this Agreement shall prohibit a business or property owner from applying for more than one grant. However, a Fifty Thousand Dollar ($50,000.00) total limitation shall apply to all Grant Awards made to a single building and/or property at any one time.

SECTION NINE: CITY INDEMNIFICATION REGARDING CONSTRUCTION – The Owners of the subject property agree to defend and hold harmless the City from any and all claims which may arise out of said Owners' construction activities under this Agreement.

SECTION TEN: GENERAL INDEMNIFICATION – In the event that, as a result of this Agreement, or actions taken as required hereunder, the City is made a party defendant in any litigation arising by reason of this Agreement, and development activities contemplated hereunder, the Owners agree to defend and hold harmless the City, the Mayor, City Council, Officers and Agents thereof, individually and collectively, from any suits and from any claims, demands, setoff or other action including but not limited to judgments arising therefrom. The obligation of the Owners hereunder shall include and extend to payment of reasonable Attorneys' fees for the representation of the City and its said Officers and Agents in such litigation and includes expenses, court costs and fees; it being understood that the Owners where there shall be no applicable standards provided therein, shall have the right to employ all such Attorneys to represent the City and its Officers and Agents in such litigation, subject to the approval of the Corporate Authorities of the City, which approval shall not be unreasonably withheld. The Owners shall have the right to appeal to courts of Appellate jurisdiction any judgment taken against the City or its Officers or Agents in this respect, and the City shall join in any such appeal taken by the Owners.

SECTION ELEVEN: PERFORMANCE OF AGREEMENT – It is agreed that the parties hereto may in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance, enforce or compel the performance of this Agreement, which shall include the right of the parties to recover a judgment for monetary damages against each other, provided, however, that the Owners shall not have a right to recover a judgment for monetary damages against any Elected or Appointed Official of the City for any breach of any of the terms of this Agreement. The City reserves the right to maintain an action to recover damages or any sums which Owners have agreed to pay pursuant to this Agreement and which

have become due and remained unpaid.

SECTION TWELVE: EXHIBITS – It is agreed that Exhibits I through VI shall be considered part of this Agreement.

SECTION THIRTEEN: DISPLAY OF CITY FUNDING PROMOTIONAL MATERIAL – Upon request by the City all program participants shall be required to prominently display a poster identifying the property as receiving City funding. The sign will be provided by the City and shall be displayed from the date the Application is approved, to no less than thirty (30) days after final approval and reimbursement is made.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

OWNER(s)/LESSEE(s)	CITY OF LOCKPORT
_____	_____
Program Participant	Mayor
DATE: 08/31/2026	DATE: _____
_____	ATTEST: _____
Property Owner	City Clerk
DATE: 9/4/26	DATE: _____

EXHIBIT I

GRANT APPLICATION

Date: 08/31/2026

Project Address: 988 E. 9th St., Lockport, IL 60441

Is property located within the Historic District? No (If yes, a Certificate of Appropriateness shall be approved by the Heritage & Architecture Commission)

Building Owner: Thomas Drake Year Purchased: _____

Store/Company Name: TWO MAIDS

Name of Tenant: Michael Olumoroti Lease Expiration Date: Aug 2028

Applicant Name: Michael Olumoroti

Applicant Business Address: Same

Applicant Business Phone: 779 9397219 Home Phone: _____

Tenant: Michael Olumoroti

Applicant(s)/Building Owner: Thomas Drake

Zoning of Property: C3

Number of Primary Facades: 1

Total Anticipated Budget: $ 3500

Total Anticipated Grant Request: $ 1750

Proposed Improvements (check all that apply):

_____ Windows/Exit Doors
_____ Awnings
_____ Stairs/Porches/Railings
_____ Roofs
_____ Lighting
_____ Dumpster Enclosure
_____ Other Eligible Improvement
_____ Painting (only as part of exterior remodel)
✓ Signage
_____ Walls (repair/restoration/rebuilding/tuckpointing)
_____ Architectural Features
_____ Landscaping
_____ Parking Area

Description of Proposed Improvements: New wall sign

I, Michael Olumoroth, hereby make application to the City of Lockport for a Commercial Façade and Site Improvement Grant Program in the anticipated amount of $ 3500. I understand that my application must be approved by the City and that it must conform to established design guidelines, as well as, specific design recommendations of the City of Lockport. I have read a copy of the Commercial Façade and Site Improvement Grant Program Agreement. If approved, I understand that all work performed is subject to the provisions of the Grant Agreement, applicable codes and ordinances, required permitting, and inspections.

Applicant Signature — Date: 08/31/26

Building Owner — Date: 9/4/26

BUDGET

ACTIVITY	ESTIMATED COST
New Sign	$3500

Total Anticipated Grant Request $ 1750

When submitting cost estimates, the City requires submission of at least three (3) itemized quotes. The OWNER(s)/LESSEE(s) may choose the contractor of their choice, however, the City's cost sharing will be based off the least expensive quote.

Architect for the Project (if applicable):

Name: _____

Contact: _____

Address: _____

Phone: _____

Email: _____

Contractor for the Project:

Name: US Sign Electric

Contact: _____

Address: _____

Phone: _____

Email: _____

EXHIBITS

EXHIBIT I	COPY OF APPLICATION
EXHIBIT II	PICTURES OF STOREFRONT AND/OR PROPERTY (existing conditions)
EXHIBIT III	PROOF OF OWNERSHIP IN FORM OF DEED OR TITLE INSURANCE POLICY. IF APPLICANT IS NOT THE PROPERTY OWNER, PROVIDE A COPY OF THE EXECUTED LEASE. A COPY OF PROOF OF OWNERSHIP FROM THE BUILDING OWNER IN THE FORM OF A DEED OR TITLE INSURANCE POLICY IS ALSO REQUIRED.
EXHIBIT IV	IMPROVEMENT PLANS WITH INFORMATION RELATED TO MATERIALS, DIMENSIONAL QUALITIES. ELEVATIONS AND, WHERE REQUESTED, PERSPECTIVES OF THE IMPROVEMENTS SHOULD BE PROVIDED FOR BUILDING AND SIGNAGE PROJECTS
EXHIBIT V	CONTRACTOR'S ESTIMATES, INCLUDING ITEMIZED COSTS. A MINIMUM OF THREE QUOTES ARE REQUIRED . IF THERE ARE NOT THREE COMPANIES WILLING TO BID ON THE PROJECT, 2 BIDS ARE REQUIRED AND PROOF OF CONTACT OF MORE THAN ONE ADDITIONAL COMPANY MUST BE PROVIDED.
EXHIBIT VI	ARCHITECT'S AGREEMENT (IF APPLICABLE)

Upon reimbursement The City of Lockport shall make a check payable to:

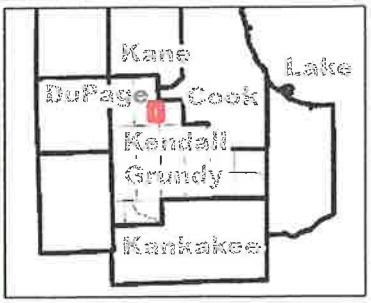
Name/Business:_____

Address:_____

SS# or Tax ID#_____

Appendix A





Legend

Roadways
- Federal
- State
- County
- Local and Private

Surrounding Counties

Townships

Grant Target Area

City of Lockport

Commercial Facade & Site Improvement Grant Program

1: 36,112

0 0.57 1.14 Miles

Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the Information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to gis@willcountyillinois.com.

ESTIMATE

US SIGN & ELECTRIC LLC
317 McDonough St
Joliet, IL 60436-2235

ussignelectric@gmail.com
+1 (815) 774-9621

Bill to
two maids
988 E 9th St
Lockport, IL 60441 USA

Estimate details
Estimate no.: 2167
Estimate date: 09/02/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**MATERIAL**	SET OF CHANNEL LETTERS ON RACEWAY NON LIT	1	$2,200.00	$2,200.00
2.		**Labor**	INSTALL SIGN ONTO BUILDING FRONT.	1	$800.00	$800.00
3.		**City Sign Permit Fee**	CUSTOMER PAYS CITY PERMIT FEES	1	$0.00	$0.00
4.		**Additional information**	4 - 6 WEEKS	1	$0.00	$0.00
5.		**PAYMENT TERMS**	50% TO START, OTHER 50% WHEN JOB IS COMPLETE	1	$0.00	$0.00

Total **$3,000.00**

Accepted date **Accepted by**

The Aubrey Sign Company

Michael Olumoroti Fri, Sep 4, 1:02 PM

Hi Paul, Here are the details below: 1 Set of Channel with raceway non lit Size: 24" X 12' About 22 Sq. Ft Address: 988 E 9th St., Lockport, IL 60441

3

Paul Bandur 6:40 AM (7 hours ago)

to Tyler, me

Good Morning Michael –

The price for us to fabricate and install one set of raceway mounted, front lit illuminated channel letters as shown at ~ 24" high x 144" wide will be $4850.00 + tax.

Please let me know what you think and if you have any questions.

Thank you,

Paul Bandur
President
The Aubrey Sign Company
1847 Suncast Lane
Batavia, IL 60510
630-482-9901

DISTINCT VISUAL SOLUTIONS

101 Springfield Ave.
Joliet, IL 60435
630-779-6328
distinctvisualsolutions@gmail.com

Estimate

Ship to
two maids
988 E 9th St
Lockport, IL 60441 USA

Bill to
two maids
988 E 9th St
Lockport, IL 60441 USA

Estimate details
Estimate no.: 2168
Estimate date: 09/02/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		MATERIAL	SET OF CHANNEL LETTERS ON RACEWAY NON LIT WITH INSTALL	1	$5,850.00	$5,850.00
2.		City Sign Permit Fee	CUSTOMER RESPOSIBLE FOR PERMIT COST T.B.D.	1	$0.00	$0.00
3.		TURNAROUND TIME	2 - 3 WEEKS	1	$0.00	$0.00
4.		PAYMENT TERMS	FULL PAYMENT DUE BEFORE WE START MANUFACTURING		$0.00	$0.00

Total **$5,850.00**

Accepted date

Accepted by



(1) #1 SET OF CHANNEL W/ RACEWAY
- WHITE ACRYLIC
- BLACK RETURN
- TRIM WHITE
- RACEWAY COLOR MATCH TO WALL
- 24V 7000K LED
- SIZE: 24" X 12'

- SQ. FT : 22

US SIGN & ELECTRIC LLC
CONTRACTORS
317 McDonough St.
Joliet, IL 60436
815-774-9621 / P 815-7262975
F 815-7749629
ssignelectric@gmail.com

CUSTOMER:two maids

LOCATION:988 E 9th St Lockport, IL, 60441

DATE:8.20.26

DWG:Draft - #1

DESIGNER:PG

SCALE:

REVISION:#1

UL LISTED

NOTE:
THIS DRAWING IS THE PROPERTY OF US SIGN & ELECTRIC LLC, AND IS TO BE USED IN CONNECTION WITH WORK PERFRORMED BY US SIGN & ELECTRIC LLC. THIS DRAWING IS NOT TO BE REPRODUCE,COPIED OR EXHIBITED IN ANY FASHION WITH WRITTEN CONSENT FROM US SIGN & ELECTRIC LLC. CHARGES UP TO $2,500.00 WILL BE ASSESSED FOR ANY MISSUSE.

City Council
Agenda Memorandum

Item #AT-1

To: **City Council**

From: **Michael Carroll**

Subject: **Ordinance No. 26-026 Amending Chapter 111 of the City of Lockport Code of Ordinances**

Date: **October 21, 2026**

BACKGROUND/HISTORY

Chapter 111 of the City Code -- Intoxicating Liquor -- was originally drafted in 1976. It has been amended in part dozens of times since then. A recent review of the Code in its entirety has revealed several sections that conflict with one another. Further, changes in the restaurant/hospitality industries are not addressed with the current Code. The dozens of amendments have caused a hodgepodge of license classifications. For example, under the current code, a restaurant could fall under Class C-1, C-2, G-1, G-2, J-1, or J-2, and could potentially need to purchase four or more supplemental licenses. And in order to have an outdoor seating area, an applicant would be required to coordinate with two separate City departments, each of whom had fees to be paid. The proposed amendment keeps all bars under Class A -- with various subsections, depending on the needs of the applicant. Restaurants all fall under Class B similarly. And the proposed amendment only contains two supplemental licenses -- patio/deck or sidewalk cafe.

The number of licenses does not change. And the fees for licenses are equal to what they were for similar classifications under the existing Code.

With the disbanding of the Video Gaming Commission, it is the ideal time to update the Codes. A summary of the changes is attached for the Council's review, as is the proposed amendment in its entirety (redline and clean version).

PROS/CONS/ALTERNATIVES

Pro -- Clearer/Easier for an applicant to understand what type of license they need.
Con -- A change in the Code will take some getting used to.
Alternative -- Leaving the Code as is, with the difficulties it creates

RECOMMENDATION

Approve Ordinance No. 26-026 Amending Chapter 111 of the City of Lockport Code of Ordinances

SPECIFIC CITY COUNCIL ACTION REQUIRED

Motion to Approve

ATTACHMENTS:

Ordinance No. 26-026 Amending Chapter 111 of the City of Lockport Code of Ordinances
Summary of 2026 Liquor Code Revisions
Liquor Code Amendments 2026
Liquor Code Amendments 2026 Redline

ORDINANCE NO. 26-026

AN ORDINANCE AMENDING CHAPTER 111 OF THE LOCKPORT CODE OF ORDINANCES

**Published in pamphlet form by authority of the Mayor
and the City Council of the City of Lockport, Will County, Illinois,
this ___ day of _____, 2026.**

ORDINANCE NO. 26-026

AN ORDINANCE AMENDING CHAPTER 111 OF THE LOCKPORT CODE OF ORDINANCES

WHEREAS, the City of Lockport is a home-rule municipality pursuant to Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, Section 4-1 of the Illinois Liquor Control Act confers the power to the City of Lockport by general ordinance or resolution to determine the number, kind and classification of licenses, for sale at retail of alcoholic liquor not inconsistent with this Act, 235 ILCS 5/4-1; and

WHEREAS, Chapter 111 – the Lockport Intoxicating Liquor Ordinance ("Code") – was originally drafted in 1976 and has gone through partial amendment many times over the years; and

WHEREAS, through the years of amending the Code, several sections are in conflict with one another, and modern trends in hospitality are not served by the existing Code

NOW, THEREFORE, be it ordained by the Mayor and the City Council of Lockport, Will County, Illinois, as follows:

SECTION 1: Chapter 111 of the Lockport Municipal Code is hereby amended as outlined in the ordinance attached hereto as Exhibit A.

SECTION 2: All ordinances, resolutions, orders, or parts thereof, which conflict with the provisions of this Ordinance, to the extent of such conflict, are hereby repealed.

SECTION 3: This Ordinance shall be in full force and effect from its passage and approval as provided by law.

PASSED this _____ day of _____, 2026, with

_____ALDERMEN voting aye _____ALDERMEN abstaining

_____ALDERMEN voting nay _____ALDERMEN absent

The MAYOR voting aye _____, voting nay _____, not voting _____

_____ BARTELSEN _____ BERGBOWER _____ CARDAMONE _____DESKIN

_____GILLOGLY _____ KING _____ LIF _____ PUGH

_____ MAYOR

_____
Steven Streit, Mayor

ATTEST:

_____
Kathleen Gentile, City Clerk

SUMMARY OF 2026 LIQUOR CODE REVISIONS

- Bars & Restaurants were scattered all over the old code – A restaurant previously could be licensed C-1, C-2, G-1, G-2, J-1, or J-2. The new code makes all bars Class A with subdivisions for packaged good, and/or entertainment. Restaurants are all Class B, with subdivisions for packaged goods, entertainment, wine only, and beer/wine only.
- We previously weren't applying Special Events licenses for liquor properly. The Code called for $31.25/day, but for the car shows, a couple of vendors signed up for the entire season for one payment of $31.25. That's been further clarified in the update. There are also small rental facilities that had no license type to cover them, and they've been folded into the Special Events category.
- The previous code had no provision for the "Paint-n-sip" type events, or locations that wanted to provide wine or beer at their events (bookstores, etc.). We either had to turn a blind eye, or provide a special events permit, but that wasn't exactly legal, as the State typically requires a full liquor license at a brick and mortar location for a special events license to be granted. We've added a "Consumer Retail/Service On-Premises Consumption license category to fix this.
- Outdoor drinking areas, whether decks/patios or sidewalk cafes, ran into difficult crossover between the Liquor Commissioner and CED dept. Lance and I have a solution that is much more efficient and won't require full-scale inspections for anything but rooftop decks (if any).
- We don't currently have any BYOB licenses in existence, since the closing of Blue Label, but we cleaned up the language to cover some of the inconsistencies in the prior code.
- We removed liquor tastings as an add-on license with additional paperwork required for each event, and built tasting permission into the license fee, with notice to the Liquor Commissioner made in writing for each event.
- Across all license classes, fees have been streamlined. There is a base license with subcategories. And across all license types, package goods sales are $750 extra and live entertainment is $250. The fees have mostly remained the same. The only difference is we have been hearing some locations have been selling package goods without the proper license. If they wish to sell packaged goods moving forward, they would have to have the proper license.

On the following page, I'll outline the fees per license type. I'll highlight a couple that have remained the same and the ones that have changed.

Simple Bar – Was $1,000/yr. Still is. Add live entertainment for $250, packaged goods for $750 or both for an extra $1,000. Total $2,000 – same as in the old code.

Restaurants – No change, except for those restaurants that wish to add packaged goods.

Social/Fraternal clubs – No change, except for those who wish to add packaged goods.

Packaged Goods Only (Liquor Stores) – No change

Special Events – No change, except $31.25 each day, or a discounted fee of $200 for an entire block of events (i.e. all car shows, or all Fridays in the park)

Pharmacy & Supermarkets – No change

Brew Pub – No change

Craft Brewery – No change, unless they want to add entertainment (not an option previously)

Events on Publicly Owned Property – No change

Truck Stop – No change, except for those if authorized to have video gaming. Also added a fee for large truck stop of $5,000, although none has ever been authorized by City Council

Sports Stadium – No change

Outdoor seating areas – No change in fee. Streamlined approval procedure.

CHAPTER 111: INTOXICATING LIQUOR

Section

Licenses

111.01 Definitions

111.02 Local Liquor Control Commissioner

111.03 License required

111.04 Applications

111.05 Restriction on licenses

111.06 Term of licenses

111.07 Examination of applicant for local license

111.08 License types and fees

111.10 Number of licenses

111.11 Limitation of classes of liquor licenses

111.12 Disposition of fees

111.13 Renewal of license

111.14 Insurance requirement

111.15 Closing hours

111.16 Entry powers of Commissioner

111.17 Record of licenses

111.18 Transfer of license

111.19 Change of location

111.20 Duration of licenses

111.21 Revocation, suspension of license

111.22 Give away prohibited

111.23 Sealing and removal of open wine bottle from restaurant

111.24 Bottle clubs

111.25 Delivery, dispensing and serving of alcohol at City Hall

Prohibitions

111.40 Dancing

111.41 Conduct or act prohibited

111.42 Soliciting drinks

111.43 Consumption of alcoholic beverages and removal of alcoholic liquor from premises

111.44 Peddling

111.45 Licensee to aid in enforcement

111.46 Disorderly persons

111.47 Violation of city, state, or federal laws

111.48 Sanitary conditions

111.49 Employees

111.50 Location restrictions

111.51 Access from licensed premises to dwelling quarters

111.52 Stores selling school supplies, lunches

111.53 Sale to persons under the age of twenty-one years

111.54 Purchase or acceptance of gifts of liquor by persons of nonage; identification cards; rules and regulations

111.55 Sale to intoxicated persons; habitual drunkards

111.56 Alcoholic beverages on public ways

111.57 Parental responsibility for parties involving minors

111.58 Prohibition of adults allowing gathering of minors who consume alcohol

111.59 Prohibitions of renting hotel by adults to allow minors to consume alcohol

111.60 Unlawful activities or non-compliance

111.99 Penalty

Appendix: Application for tasting and/or sampling privilege for Class H-1 or H-2 licensee

§ 111.01 DEFINITIONS.

(A) Interpretation. This chapter shall be liberally construed to the end that the health, safety, and welfare of the residents of the city shall be protected.

(B) Definitions. Unless the context shall otherwise require, terms used in this chapter shall have the definitions given in Illinois Liquor Control Act, 235 ILCS Act 5, §§ 1-1 et seq. or as set forth below. Where not otherwise qualified, the term LICENSE or LICENSEE wherever used in this chapter means a license or licensee of the city under this chapter.

ALCOHOLIC LIQUOR. Any alcohol, spirits, wine and beer, and every liquid or solid, patented or not, containing alcohol, spirits, wine or beer, and capable of being consumed as a beverage by a human being. The provisions of this chapter shall not apply to alcohol used in the manufacture of denatured alcohol produced in accordance with Acts of Congress and regulations promulgated thereunder, nor to any liquid or solid containing one-half of one percent, or less, of alcohol by volume.

BEER. A beverage obtained by the alcoholic fermentation of an infusion or concoction of barley, or other grain, malt, and hops in water, and includes, among other things, beer, ale, stout, lager beer, porter and the like.

BOTTLE CLUB. An establishment, building or room used on a regular basis for the serving or consumption of alcoholic liquors brought into the establishment by the patrons for which any fee, subscription, membership, donation or consideration of any kind, direct or indirect, is charged or accepted, or which establishment provides for the sale of any retail items of any kind or nature whatsoever, including, but not limited to, the retail sale of food or general merchandise, commonly referred to as “BYOB” or Bring Your Own Bottle.

BREW PUB. A full-service restaurant where beer is brewed or manufactured and stored at the licensed establishment in a quantity not exceeding those prescribed for a brew pub by the Illinois Liquor Control Act of 1934 (235 ILCS Act 5, §§ 1 et seq.) for sale to importing distributors, distributors, and to non-licensees for use and consumption only, and retail sale of manufactured or brewed beer from the licensed premises, provided that sale for off-premises consumption shall not exceed the quantity prescribed by the Illinois Liquor Control Act for a brew pub.

CRAFT BREWERY. An establishment where beer is brewed or manufactured and stored on the licensed premises in quantities not exceeding those prescribed by the Illinois Liquor Control Act of 1934 (235 ILCS Act 5, §§ 1 et seq.) for a Craft Brewer's License. The establishment may include a tasting room where beer brewed or manufactured onsite is available for sampling and purchase.

DISTILLER. A person or firm who distills, ferments, brews, makes, mixes, concocts, processes, blends, bottles or fills an original package with any alcoholic liquor.

ENTERTAINMENT. The offering or permitting of any amusement including live musical performances, vaudeville, acting, dancing, or contests including karaoke. Entertainment shall not be construed to include radio, television, electronic reproduction of music or coin-operated game machines.

HEALTH SPA WITHOUT LODGING ACCOMMODATION. A nurturing, safe, clean commercial establishment that employs professional, licensed therapists or utilizes mechanical equipment whose services include massage and body or facial treatments. Private treatment rooms are provided for each client receiving a personal service. Massage treatments may include body packs and wraps, exfoliation, cellulite and heat treatments, electrolysis, body toning, waxing, aromatherapy, cleansing facials, medical facials, non-surgical facelifts, electrical toning, and electrolysis. Hydrotherapy and steam and sauna facilities, nutrition and weight management, spa cuisine, and exercise facilities and instruction may be provided in addition to the massage and therapeutic treatment services. Full service hair salons, makeup consultation and application and manicure and pedicure services may be provided as additional services.

HOTELS. Every building or other structure or other structure, kept, used, maintained, advertised and held out to the public where food is actually served and consumed and sleeping accommodations offered for adequate pay to travelers and guests, whether transient, permanent or residential, in which 25 or more rooms are used for sleeping accommodations of such guests, and having one or more public dining rooms where meals are served to such guests, such sleeping and accommodations and dining rooms being contained in the same buildings, or buildings in connection therewith, and such building or structure being provided with adequate and sanitary kitchen and dining room equipment and capacity.

ORIGINAL PACKAGE. Any bottle, flask, jug, can, cask, barrel, keg, hogshead or other receptacle or container including growler, whatsoever, used, corked or capped, sealed and labeled by the manufacturer of alcoholic liquor, to contain and to convey any alcoholic liquor.

RECEPTION HALL. A commercial establishment, with occupancy of fewer than 250 persons, which provides food servings and/or entertainment to celebrate a special event or day of a particular person who is not associated with the establishment (such as but not inclusive of wedding reception, shower, or birthday) or a state recognized holiday.

RENTAL HALL. A business organized in such a way that it provides a place available for rental by members of the general public. The building housing the business must be designed to accommodate a minimum of 250 persons safely. Such a business is typified by wedding celebrations, parties, or dances by private clubs or individuals. The lessor/licensee is paid a fee by the lessee for use of the hall and for providing alcoholic liquor.

RESTAURANT. An establishment where the principal business is serving meals prepared in the kitchen of the establishment for consumption on premise. A full menu, including entrees and appropriate side dishes, and a fully staffed and operational kitchen shall be required at all times sales are being conducted or until 9:00 p.m., whichever occurs

first. During the above times when meal service is required, the sale of alcoholic liquor shall be incidental to the sale of meals. RESTAURANTS shall have a full kitchen with adequate facilities to prepare, cook, and serve meals for its guests, commonly interpreted as having cooking stations (examples include baking, grill, and saute). Equipment shall be of sufficient type and size to prepare and cook meals. The establishment shall have a seating capacity for the service of meals at tables and/or counters for not less than 30 patrons at the same time.

RETAIL SALE. The sale for use or consumption and not for resale in any form.

SALE (TO SELL). Any transfer or exchange in any manner or by any means whatsoever for direct or indirect consideration, and including all sales made by any person, whether as principal, proprietor, agent, servant, or employee, and includes, but is not limited to, all of the following acts:

(1) The selling of alcoholic liquor;

(2) The giving away of alcoholic liquor;

(3) The dispensing of alcoholic liquor;

(4) The providing of mix, ice, water, or glasses for consumption of alcohol liquor on premises;

(5) The pouring of alcoholic liquor;

(6) The providing of "set-ups" containing alcoholic liquor;

(7) The storage of any alcoholic liquor.

SPIRITS. Any beverage which contains alcohol obtained by distillation, mixed with water or other substance in solution, and includes brandy, rum, whiskey, gin, or other spirituous liquors, and such liquors when rectified, blended or otherwise mixed with alcohol or other substances.

STADIUM. One or more buildings or structures, within the same site, complex or campus in each of which space is regularly occupied for the viewing of or participating in sporting events including, but not limited to, hockey games.

WINE. Any alcoholic beverage obtained by the fermentation of the natural contents of fruits, or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol or spirits.

(`79 Code, § 111.001) (Ord. 832, passed 12-6-76; Am. Ord. 889, passed 12-17-79; Am. Ord. 01-335, passed 12-12-01; Am. Ord. 12-035, passed 7-18-12; Am. Ord. 14-020, passed 6-18-14; Am. Ord. 18-005, passed 2-7-18; Am. Ord. 18-042, passed 11-8-18; Am. Ord. 23-001, passed 1-18-23; Am. Ord. 24-030, 11-20-24)

§ 111.02 LOCAL LIQUOR CONTROL COMMISSIONER.

(A) The Mayor of the city shall be the Local Liquor Control Commissioner and shall be charged with the administration within the city of the appropriate provisions of this chapter. There shall be paid to the Local Liquor Commissioner an annual salary in the amount as may from time to time be fixed by the City Council in its annual municipal budget ordinance. If, due to potential conflict-of-interest, the Mayor should resign as Liquor Commissioner (so long as the City's population does not exceed 55,000), the City Council shall appoint a licensed attorney to serve as Local Liquor Control Commissioner.

(B) The Local Liquor Control Commissioner shall have the following powers, functions, and duties with respect to licenses:

(1) To grant, suspend for not more than 30 days, or revoke for cause all local licenses issued to persons for premises within his jurisdiction;

(2) To enter or to authorize any law enforcement officer to enter at any time upon any premises licensed hereunder to determine whether any of the provisions of this chapter or any rules or regulations adopted by him or by the State Commission have been or are being violated, and at such time to examine the premises of the licensee in connection therewith;

(3) To receive complaints from any citizen within his jurisdiction that any of the provisions of this chapter, or any rules or regulations adopted pursuant thereto, have been or are being violated, and act upon such complaints in the manner hereinafter provided;

(4) All powers and duties granted, or which may hereafter be granted, to the local liquor control commissioner by the state.

(5) To appoint any other member of the city council to serve as Deputy Local Liquor Control Commissioner, which person shall have full authority to exercise any of the powers and duties enumerated herein, except as the commissioner may specifically exclude by such appointment. Such Deputy Local Liquor Commissioner may be appointed to serve at the pleasure of the Local Liquor Commissioner but not beyond the term of officer of the appointing commissioner: and may be appointed either (a) to act in the absence of the Local Liquor Control Commissioner, or (b) to act in lieu of the Local Liquor Control Commissioner.

(`79 Code, § 111.005) (Ord. 832, passed 12-6-76; Am. Ord. 00-267(A), passed 9-19-00; Am. Ord. 21-002, passed 2-3-21)

§ 111.03 LICENSE REQUIRED.

It shall be unlawful to sell or offer for sale in the city any alcoholic liquor without having a license or in violation of the terms of such license.

(`79 Code, § 111.010) (Ord. 832, passed 12-6-76) Penalty, see § 111.99

§ 111.04 APPLICATIONS.

Applications for these licenses shall be made to the Local Liquor Control Commissioner. These applications shall be made in writing, and shall be signed by the applicant, if an individual, or by a duly authorized agent thereof, if a club or corporation, verified by oath or affidavit, and shall contain the following information and statements:

(A) The name, age, and address of the applicant, in the case of an individual; in the case of a copartnership, the persons entitled to share in the profits thereof; and in the case of a corporation for profit or a club, the date of incorporation, the objects for which it was organized, the names and addresses of the officers and directors, and if a majority interest of stock of such corporation is owned by no more than three persons or their nominees, the names, ages and addresses of those stockholders or nominees.

(B) The citizenship of the applicant, his place of birth, and, if a naturalized citizen, the time and place of his naturalization.

(C) The character of business of the applicant; and, in the case of a corporation, the objects for which it was formed.

(D) The length of time that the applicant has been in business of that character, or, in the case of the corporation, the date on which its charter was issued.

(E) The amount of goods, wares, and merchan-dise on hand at the time application is made.

(F) The location and description of the premises or place of business which is to be operated under such license.

(G) A statement as to whether applicant has made similar application for a similar license on premises other than described in this application, and the disposition of such application.

(H) A statement that applicant has never been convicted of a felony and is not disqualified to receive a license by reason of any matter or thing contained in this chapter, laws of the state, or ordinances of the city.

(I) Whether a previous license by any state or subdivision thereof, or by the federal government, has been revoked and the reasons for the revocation.

(J) A statement that the applicant will not violate any of the laws of the state or the United States in the conduct of his place of business.

(K) The class of license applied for.

(L) The nature of entertainment proposed to be offered within the premises if any.

(`79 Code, § 111.015) (Ord. 832, passed 12-6-76; Am. Ord. 01-335, passed 12-12-01)

§ 111.05 RESTRICTION ON LICENSES.

No license shall be issued to:

(A) A person who is not of good character and reputation in the community in which he resides.

(B) A person who is not a citizen of the United States.

(C) A person who has been convicted of a felony under any federal or state law.

(D) A person who has been convicted of being the keeper of or is the keeper of a house of ill-fame.

(E) A person who has been convicted of pandering or other crime or misdemeanor opposed to decency and morality.

(F) A person whose license issued under this chapter has been revoked for cause.

(G) A person who at the time of application for renewal of any license issued hereunder would not be eligible for such license under a first application.

(H) A co-partnership, unless all the members of such copartnership shall be qualified to receive a license.

(I) A corporation, if any officer, manager, or director thereof, or any stockholder or stockholders owning in the aggregate more than 20% of the stock of such corporation, would not be eligible to receive a license hereunder for any reason other than citizenship and residence within the city.

(J) A person whose place of business is conducted by a manager or agent unless the manager or agent possesses the same qualifications required of the licensee.

(K) A person who does not own the premises for which the license is sought, or does not have a lease for the full period for which the license is to be used.

(L) Any law-enforcing public official, Mayor, or any member of the City Council. No such official shall be interested in any way, either directly or indirectly, in the manufacture, sale, or distribution of alcoholic liquor.

(M) Any person, association, or corporation not eligible for a state retail liquor dealer's license.

(N) A person or a corporation if any of its officer, manager, or director thereof, or any stockholder or stockholders owning in the aggregate more than 20% of the stock of such corporation, owes any fine, fee, tax, or debt to the city. This prohibition applies to the renewal of such license unless the payment of such obligation is the subject of a bona fide lawsuit in state or federal court.

(`79 Code, § 111.020) (Ord. 832, passed 12-6-76; Am. Ord. 01-335, passed 12-12-01; Am. Ord. 20-026, passed 11-25-20)

§ 111.06 TERM OF LICENSES.

Each license shall terminate on December 31 next following its issuance.

(`79 Code, § 111.025) (Ord. 832, passed 12-6-76)

§ 111.07 EXAMINATION OF APPLICANT FOR LOCAL LICENSE.

Examination of applicant for local license and application charge:

(A) The Local Liquor Commissioner shall have the right to examine, or cause to be examined, under oath, any application for a local license or for a renewal thereof, or any licensee upon whom notice of revocation or suspension has been served as provided by statute, and to examine or cause to be examined the books and records of any such applicant or licensee, to hear testimony and take proofs for his or her information in the performance of his or her duties, and for such purpose to issue subpoenas which shall be effective in any part of this state. For the purpose of obtaining any of the information desired by the Local Liquor Control Commission under this section, he or she may authorize his or her agent to act on his or her behalf, as provided by statute.

(B) There shall be an initial application fee charge of $500 for a new application to a liquor license. This charge shall be paid at the time that the application is submitted to the Liquor License Commissioner. This fee is in addition to the costs of fingerprinting the applicant. This charge is not refundable. There shall be no application fee charged for a yearly application renewal.

(`79 Code, § 111.030) (Ord. 832, passed 12-6-76; Am. Ord. 01-330, passed 11-28-01; Am. Ord. 01-335, passed 12-12-01)

§ 111.08 LICENSE TYPES AND FEES.

Every person, firm, or corporation engaged in the retail sale of alcoholic liquor in the city shall pay an annual license fee. Such licenses shall be divided into the following classes:

(A) <u>BAR LICENSES</u>

i. Class A-1. Class A-1 licenses shall authorize the retail sale of alcoholic liquor for consumption:

(a) On-premises only.

(b) On the premises for “flight” or tasting, or by glass or bottle.

(c) Class A-1 licenses shall allow the giving away of alcoholic liquor, without charge, on the licensed premises in small and limited amounts for product tasting purposes.

(d) Class A-1 licenses shall not permit live entertainment on the premises.

(e) The annual fee for a Class A-1 license shall be $1,000, due and payable on or before December 31.

ii. Class A-2. Class A-2 licenses shall authorize the retail sale of craft beer, wine, liquor, or spirits, for consumption either:

(a) On the premises, or off the premises in its original package.

(b) On the premises for "flight" or tasting, or by glass or bottle.

(c) Class A-2 licenses shall allow the giving away of alcoholic liquor, without charge, on the licensed premises in small and limited amounts for product tasting purposes.

(d) Class A-2 licenses shall not permit live entertainment on the premises.

(e) If a bottle of wine is sold for consumption on the premises along with the purchase of food, the partially consumed bottle of wine can be removed from the premises as long as it complies with § 111.23 of this chapter.

(f) The annual fee for a Class A-2 license shall be $1,750, due and payable on or before December 31.

iii. Class A-3. Class A-3 licenses shall contain all of the same provisions and restrictions as a Class A-1 license, and will permit entertainment upon the premises. The annual fee for a Class A-3 license shall be $1,250, due and payable on or before December 31.

iv. Class A-4. Class A-4 licenses shall contain the same provisions and restrictions as a Class A-2 license, with the exception that a Class A-4 license shall permit live entertainment on the premises. The annual fee for a Class A-4 license shall be $2,000, due and payable on or before December 31.

(B) RESTAURANT LICENSES

i. Class B-1. Class B-1 licenses shall authorize the retail sale of alcoholic liquor for consumption:

(a) On-premises only.

(b) On the premises for "flight" or tasting, or by glass or bottle.

(c) Class B-1 licenses shall allow the giving away of alcoholic liquor, without charge, on the licensed premises in small and limited amounts for product tasting purposes.

(d) Class B-1 licenses shall not permit live entertainment on the premises.

(e) The premises of a Class B-1 license must conform to the requirements of a restaurant as hereinbefore defined in § 111.01(B) of this chapter.

(f) The annual fee for a Class B-1 license shall be $1,000, due and payable on or before December 31.

ii. Class B-2. Class B-2 licenses shall authorize the retail sale of alcoholic liquor for consumption either:

(a) On premises or off the premises in its original package; or

(b) On the premises for "flight" or tasting, or by glass or bottle.

(c) Class B-2 licenses shall allow the giving away of alcoholic liquor, without charge, on the licensed premises in small and limited amounts for product tasting purposes.

(d) Class B-2 licenses shall not permit live entertainment on the premises.

(e) If a bottle of wine is sold for consumption on the premises along with the purchase of food, the partially consumed bottle of wine can be removed from the premises as long as it complies with § 111.23 of this chapter.

(f) The premises of a Class B-2 license must conform to the requirements of a restaurant as hereinbefore defined in § 111.01(B) of this chapter.

(g) The annual fee for a Class B-2 license shall be $1,750, due and payable on or before December 31.

iii. Class B-3. Class B-3 licenses shall authorize the retail sale of alcoholic liquor consumption on the premises only, with the same provisions and restrictions of a Class B-1 license, and will permit entertainment upon the premises. The annual fee for a Class B-3 license shall be $1,250, due and payable on or before December 31.

iv. Class B-4. Class B-4 licenses shall contain the same provisions and restrictions as a Class B-2 license, with the exception that a Class B-4 license shall permit live entertainment on the premises. The annual fee for a Class B-4 license shall be $2,000, due and payable on or before December 31.

v. Class B-5. Class B-5 licenses shall authorize the retail sale of beer and wine only for consumption:

(a) On the premises only.

(b) On the premises for "flight" or tasting, or by glass or bottle.

(c) Class B-5 licenses shall allow the giving away of alcoholic liquor, without charge, on the licensed premises in small and limited amounts for product tasting purposes.

(d) Class B-5 licenses shall not permit live entertainment on the premises.

(e) If a bottle of wine is sold for consumption on the premises along with the purchase of food, the partially consumed bottle of wine can be removed from the premises as long as it complies with § 111.23 of this chapter.

(f) The premises of a Class B-5 license must conform to the requirements of a restaurant as hereinbefore defined in § 111.01(B) of this chapter.

(g) The annual fee for a Class B-5 license shall be $1,000, due and payable on or before December 31.

vi. Class B-6. Class B-6 licenses shall authorize the retail sale of alcoholic liquor for consumption either:

(a) On premises or off the premises in its original package; or

(b) On the premises for "flight" or tasting, or by glass or bottle.

(c) Class B-6 licenses shall allow the giving away of alcoholic liquor, without charge, on the licensed premises in small and limited amounts for product tasting purposes.

(d) Class B-6 licenses shall not permit live entertainment on the premises.

(e) If a bottle of wine is sold for consumption on the premises along with the purchase of food, the partially consumed bottle of wine can be removed from the premises as long as it complies with § 111.23 of this chapter.

(f) The premises of a Class B-6 license must conform to the requirements of a restaurant as defined in § 111.01(B) of this chapter.

(g) The annual fee for a Class B-6 license shall be $1,750, due and payable on or before December 31.

vii. Class B-7. Class B-7 licenses shall contain the same provisions and restrictions as a Class B-5 license, with the exception that a Class B-7 license shall permit live entertainment on the premises. The annual fee for a Class B-7 license shall be $1,250, due and payable on or before December 31.

viii. Class B-8. Class B-8 licenses shall contain the same provisions and restrictions as a Class B-6 license, with the exception that a Class B-8 license shall permit live entertainment on the premises. The annual fee for a Class B-8 license shall be $2,000, due and payable on or before December 31.

(C) SOCIAL/FRATERNAL CLUB LICENSES

i. Class C-1. Class C-1 licenses shall authorize the retail sale of alcoholic liquor by a bona fide social or fraternal organization or club organized under the laws of the state, and not for pecuniary profit, solely for the promotion of some common object other than the sale or consumption of alcoholic liquor, to its members, their guests, and/or functions officially sanctioned by the organization or club, for consumption:

(a) Only within the premises maintained by the club.

(b) On the premises for "flight" or tasting, or by glass or bottle.

(c) Class C-1 licenses shall allow the giving away of alcoholic liquor, without charge, on the licensed premises in small and limited amounts for product tasting purposes.

(d) Class C-1 licenses shall not permit live entertainment on the premises.

(e) The annual fee for a Class C-1 license shall be $400, due and payable on or before December 31.

ii. Class C-2. Class C-2 licenses shall contain the same restrictions and provisions as a Class C-1 license except for the following: shall authorize the retail sale of craft beer, wine, liquor, or spirits, for consumption either:

(a) On the premises maintained by the club, or off the premises in its original package; or

(f) The annual fee for a Class C-2 license shall be $1,150, due and payable on or before December 31.

iii. Class C-3. Class C-3 licenses shall be identical in provisions, restrictions and fees as Class C-1, except that Class C-3 licenses shall permit live entertainment on the premises.

iv. Class C-4. Class C-4 licenses shall be identical in provisions, restrictions and fees as Class C-2, except that Class C-4 licenses shall permit live entertainment on the premises.

(D) GENERAL PACKAGE LIQUOR STORE LICENSE. A Class D license shall authorize for a GENERAL PACKAGE LIQUOR STORE, which shall be defined as an establishment that sells and offers for sale at retail, in the premises specified in such license, alcoholic liquor in its original package only, but not for consumption on the premises where sold. No general package license shall be issued for a premises whose primary business is the sale of groceries or other products. Class D license shall not permit entertainment. The annual fee for a Class D license shall be $1,500, due and payable on or before December 31.

(E) SPECIAL EVENTS LIQUOR LICENSE. A Class E license shall authorize the temporary retail sale of alcoholic liquor at any banquet, picnic, bazaar, fair or similar assembly or City-sponsored event where food or drink is sold, served or dispensed. Such

licenses shall not permit the sale of any alcoholic liquors in any place where the sale thereof is prohibited by law or by City Code. Class E licenses shall also apply to Reception Halls with occupancy of fewer than 250 persons. Class E licenses shall only allow consumption on the premises described in the license, and only on the date(s) specified in the license application. The duration of this license shall not exceed three days, except that one Class E license application may specify all dates of a seasonal event (i.e. Car Shows) on the application. The fee for a Class E license shall be $31.25 per day, or $200 annual fee for each seasonal event (i.e. $200 for all car shows, $200 for all Fridays in the Park, etc.)

(F) WINE ONLY LICENSES

i. Class F-1. Class F-1 licenses shall authorize:

(a) The retail sale of wine only, for consumption only on the premises, and only by the glass or by the bottle;

(b) The conducting of wine tasting classes or seminars, at a nominal charge to cover the cost of the products tasted, on the licensed premises with service of small and limited amounts of products for tasting purposes only; and

(c) The giving away, without charge, on the licensed premises only, of wine only in small and limited amounts for tasting purposes only, immediately prior and incident to, the sale of the wine for consumption on the premises, but shall not permit live entertainment on the premises.

(d) Class F-1 license shall be issued only to establishments containing interior seating for not more than 32 persons.

(e) If a bottle of wine is sold for consumption on the premises, it cannot be removed from the premises containing any amount of wine, unless it complies with § 111.23 of this Chapter.

(f) The licensee shall also be allowed to sell imported beer, domestic specialty beer, liquor and spirits for use in specialty drinks that are ancillary to the sale or tasters of wine on the premises only. Beer cannot be sold from a tap.

(g) The annual fee for a Class F-1 license shall be $1,000, due and payable on or before December 31.

ii. Class F-2. Class F-2 licenses shall contain all the provisions and restrictions of a Class F-1 license, except that packaged sales of more than a bottle are permitted. The annual fee for a Class F-2 license shall be $1,750, due and payable on or before December 31.

iii. Class F-3. Class F-3 licenses contain all of the provisions and restrictions of a Class F-2 license, except that live entertainment is permitted on the premises. The annual fee for a Class F-3 license shall be $1,250, due and payable on or before December 31.

iv. Class F-4. Class F-4 licenses shall contain all of the provisions and restrictions of a Class F-2 license, except that live entertainment is permitted on the premises. The annual fee for a Class F-4 license shall be $2,000, due and payable on or before December 31.

(G) CONSUMER RETAIL/SERVICE ON-PREMISES CONSUMPTION LICENSES.

i. Class G-1. Class G-1 licenses shall authorize the retail sale of beer and wine by establishments whose primary business is to offer non-alcohol-related consumer goods and services. Examples of such establishments include beauty salons, health spas, art galleries, bookstores, arts and crafts schools while the licensee is conducting classes, or a similar leisure/entertainment business at which no classes are offered and conducted. Alcoholic liquor may only be offered for value and may not be offered by the licensee as an inducement to purchase any consumer good or service. The alcoholic liquor may only be consumed on the premises where sold. No opened liquor containers or bottles may be removed from the licensed premises with any amount of liquor contained in them. The annual fee for a Class G-1 license is $200, due and payable on or before December 31.

ii. Class G-2. Class G-2 licenses shall be identical to Class G-1 licenses, which the exception of authorizing the sale of spirits, in addition to beer and wine. The annual fee for a Class G-2 license is $400, due and payable on or before December 31.

(H) SPECIALTY OR PHARMACY STORES AND SUPERMARKET LICENSES

i. Class H-1. Class H-1 licenses shall be authorized for a SPECIALTY OR PHARMACY STORE, which shall be defined as "a retail store which sells food products and nonfood items or other similar business that is not primarily engaged in the sale of alcoholic beverage with a minimum of 1,000 sq. ft. of floor space up to a maximum of 13,999 sq. ft. of floor space used for the display and sale of food products and other nonfood items," so long as the specialty or pharmacy store meets the following restrictions:

(a) For a pharmacy store only, sales are limited to packaged beer (not separated from original packaging) and wine.

(b) No entertainment on the premises.

(c) All liquor must be checked and rung up at a cash register by an employee who is at least 21 years of age.

(d) No liquor can be consumed on the premises or in the parking lot, except a specialty store that is immediately adjacent to a liquor licensed restaurant may allow for on-site consumption of alcoholic liquor in conjunction to the service of a meal from the adjacent restaurant as long as the restaurant and the specialty shop are owned and operated by the same person(s) or entity.

(e) Tasting or sampling of beer or wine on the premises shall be prohibited.

(f) For a pharmacy store only, liquor must be displayed and/or sold in a separate area or aisle from other merchandise sold or displayed in the store.

(g) The annual fee for an H-1 license shall be $750 due and payable on or before December 31.

ii. Class H-2. Class H-2 licenses are identical to Class H-1 with the addition of the authorization of liquor tasting/sampling. The giving away of small quantities of liquor for tasting purposes only prior to the sale of liquor shall be authorized. The annual fee for an H-2 license shall be $1050, due and payable on or before December 31.

iii. Class H-3. Class H-3 licenses shall be authorized for a SUPERMARKET, which shall be defined as "a retail store which sells primarily food products and some nonfood items with at least 10,000 square feet of floor space used for the display and sale of food products and other nonfood items," so long as the supermarket meets the following restrictions:

(a) The alcoholic liquor sales area shall not exceed 5% of the total sales area devoted to retail sales. The AREA DEVOTED TO RETAIL SALES shall be defined as the square foot of floor space used for display and stocking of merchandise, excluding any storeroom where patrons or customers are prohibited, and shall include all shelving and refrigerators and coolers accessible to the public, patrons or customers. The area of floor space devoted to the sale of alcoholic liquor shall be measured from the center of the aisle to the wall or dividing partition of any aisle if only one side of the aisle is used for display or sale of alcoholic liquor, or from wall to wall or partition if both sides of any aisle is used for display or sale of alcoholic liquor.

(b) The liquor storage area where the public patrons or customers are prohibited must be separated and secured from other merchandise.

(c) Alcoholic liquor must be displayed and/or sold in a separate area or aisle from other merchandise sold or displayed in the store.

(d) All liquor must be sold during hours in compliance with hours for the sale of liquor under existing ordinances.

(e) All liquor must be checked and rung up at a cash register by an employee who is at least 21 years of age.

(f) No liquor can be consumed on the premises or in the parking lot.

(g) There shall be no live entertainment on the premises.

(h) The annual fee for an H-3 license shall be $1,500 due and payable on or before December 31.

iv. Class H-4. Class H-4 licenses shall be identical to Class H-3 with the addition of the authorization of liquor tasting/sampling. The giving away of small quantities of liquor for tasting purposes only prior to the sale of liquor shall be authorized. The annual fee for an H-4 license shall be $1800, due and payable on or before December 31.

(I) RENTAL HALL LICENSES. Class I licenses shall authorize the retail sale of alcoholic liquors only for consumption on the specified premises and shall permit entertainment on the premises, if the premises conform to the requirements of a rental hall as hereinbefore defined in § 111.01 (B) of this chapter. The annual fee for a Class I license shall be $1,000, due and payable on or before December 31.

(J) HOTEL LICENSES. Class J licenses shall authorize the retail sale of alcoholic liquors only for consumption on the specified premises and shall permit entertainment on the premises, if the premises conform to the requirements of a hotel as hereinbefore defined in § 111.01 (B) of this chapter. The annual fee for a Class J license shall be $1,500 for each permanent location or place under the same roof in which the hotel shall be located; provided, that nothing contained in this chapter shall be so construed as to prevent any hotel operator, licensed under the provisions of this article, from serving alcoholic liquors to registered guests in any room, designed for temporary and permanent habitation with sleeping accommodation and bathing amenities, if such liquor so served shall be kept in any served from a licensed location, place or premises in the hotel. The annual license fee is due and payable on or before December 31.

(K) BREW PUB LICENSES.

i. Class K-1. K-1 licenses shall authorize the manufacturing or brewing and storage of beer on the licensed premises for sale to importing distributors, distributors, and to non-licensees for use and consumption only, the retail sale of alcoholic liquor for consumption on the premises and in the original package for consumption off the premises, the retail sale of beer brewed or manufactured on the licensed premises for consumption on the premises and in its original package for consumption off the premises, and shall include a full kitchen and such facility shall be properly licensed as a food service establishment. During authorized hours of business, Class K-1 licensees (Brew Pubs) may offer for onsite consumption samples of beer brewed or manufactured on the licensed premises by the licensee and permitted to be sold pursuant to this classification. Licensees shall not provide more than three free samples; no single sample of beer shall exceed two ounces. Said tasting shall be for the purpose of disseminating product information and education with consumption of beer being an incidental part of the presentation. Sampling shall be under the supervision of the license holder or duly authorized agent and be conducted in a manner which will confine the consumption on the licensed premises solely for the purpose of providing samples in connection with anticipated sales. This class shall not permit entertainment on the licensed premises and the licensee shall maintain in good

standing a State of Illinois brew pub license as required and authorized under the Illinois Liquor Control Act (235 ILCS Act 5, §§ 1 et seq.), as amended. The annual fee for a Class K-1 license shall be $1,000, due and payable on or before December 31.

ii. Class K-2. Class K-2 licenses shall be identical to Class K-1 with the addition of authorizing live entertainment on the premises. The annual fee for a Class K-2 license shall be $1,200, due and payable on or before December 31.

(L) CRAFT BREWERY LICENSES

i. Class L-1. Class L-1 (Craft Brewery) licenses shall authorize the retail sale of beer or cider for consumption on the premises and also authorize the retail sale of beer or cider in its original package for consumption off the premises, and may include a full kitchen provided such facility is properly licensed as a food service establishment. The licensee shall maintain in good standing a State of Illinois Class 1 Brewer or Class 2 Brewer license authorized under the Illinois Liquor Control Act (235 ILCS Act 5, §§ 1 et sea), as amended. During authorized hours of business. Class L-1 or L-2 licensee may offer for onsite consumption samples of beer brewed or manufactured on the licensed premises by the licensee and permitted to be sold pursuant to this classification. Licensees shall not provide more than three free samples; no single serving of beer shall exceed two ounces. Said tasting shall be for the purpose of disseminating product information and education with consumption of beer being an incidental part of the presentation. Sampling shall be under the supervision of the license holder or duly authorized agent and be conducted in a manner which will confine the consumption on the licensed premises solely for the purpose of providing samples in connection with anticipated sales. Live entertainment shall not be permitted with a Class L-1 license. The annual fee for a Class L-2 license shall be $1,000, due and payable on or before December 31.

ii. Class L-2. Class L-2 licenses shall contain all of the provisions and restrictions of a Class L-1 license, with the addition of authorizing live entertainment on the premises. The annual fee for a Class L-2 license shall be $1,250, due and payable on or before December 31.

(M) CRAFT DISTILLERY LICENSES

i. Class M-1. Class M-1 (Craft Distillery) licenses shall authorize the on-site production and storage of alcoholic liquor beverages, including specifically spirits and wine, in quantities not to exceed the number of gallons authorized for production each year by a craft distillery and limited wine manufacturer in the Liquor Control Act of 1934 (235 ILCS Act 5, §§ 1 et seq.) for sale by the bottle in its original package for consumption off the premises or by the glass for consumption in an accessory tasting room or retail outlet. A tasting room or retail outlet may allow patrons to taste samples of products manufactured on site, and to purchase products by the glass or bottle for either on site

consumption or in its original package for consumption off the premises, and to purchase related sales items. Up to three samples, consisting of no more than:

(a) One-quarter-ounce of distilled spirits; or

(b) One ounce of wine, may be served to a consumer in one day. A Class M-1 licensee must have a valid craft distiller license, and, if applicable, a limited wine manufacturer's license, from the State of Illinois. Sales of food and nonalcoholic beverages are permitted. The annual fee for a Class M-1 license shall be $1,000, due and payable on or before December 31.

ii. Class M-2. Class M-2 licenses are identical in provisions and restrictions as a Class M-1 license, with the exception of authorizing live entertainment on the premises. The annual fee for a Class M-2 license shall be $1,250, due and payable on or before December 31.

(N) EVENTS ON PUBLICLY OWNED PROPERTY. Class N licenses shall authorize the retail sale of alcoholic liquor for consumption on the premises and shall permit entertainment on the premises for indoor or outdoor events open to the public or to invitees. This license shall only be applicable to events held on a publicly owned property. The annual fee for such license shall be $500, due and payable on or before December 31.

i. Applicants for a Class N license shall submit proof of adequate dram shop insurance as required by the Illinois Liquor Control Act of 1934. as it is now or may hereafter be amended, and sufficient proof from the public entity that owns the property indicating that the licensee is authorized to use the property for such events. In addition to the regulations imposed upon other licenses in this chapter:

(a) Class N license shall be subject to the following:

1. To protect public order, licensee shall provide adequate security measures where alcoholic liquor is dispensed and each server must complete BASSET training as required by the Illinois Liquor Control Act.

2. To protect persons serving the alcoholic liquor, all licensees shall provide a reasonably substantial structure across which the alcoholic liquor shall be served.

3. Consumption of alcoholic liquor shall be restricted to a confined area which may be all or an appropriate part of the grounds or rooms in which the events will be conducted. The licensee shall designate in the application, the area in which alcoholic liquor will be consumed and the means to be used to confine the area. A drawing shall be submitted with the application, showing the layout of the area. The licensee shall

provide personnel at all exits as reasonably possible to ensure that alcoholic liquor is not taken from the area. The licensee shall provide effective supervision to ensure against the transfer of alcoholic liquor to minors.

(b) Prior to the sale of any alcoholic liquor, the licensee shall contact the appropriate fire district and city building official for inspection of the premises. The licensee shall see that the occupancy limit is complied with.

(O) TRUCK STOP AND LARGE TRUCK STOP LICENSES. Class O licenses shall be authorized for facilities whose operation or proposed operation meets the definition of truck stop and large truck stop as defined in the Illinois Video Gaming Act, 230 ILCS 40/5 , with the exception of Class O-1 as defined below.

i. Class O-1. Class O-1 licenses shall authorize the retail sale of packaged alcoholic liquor with the following restrictions: beer (not separated from original packaging) and no alcohol shall be sold packaged in mini- sized alcoholic liquor less than three ounces regardless of whether sold in an individual single bottle or in bulk packing of the mini-sized alcoholic liquor. No alcoholic beverages can be consumed on the premises or in the parking lot. The hours of sales for the retail sale of packaged beer (not separated from original packaging) and wine shall be sold during hours in compliance with the hours for the sale of liquor as prescribed under § 111.15. Class O-1 licenses must be at least a 1.5-acre gas station facility with fuel pumps and a convenience store with a separate diesel island for fueling commercial motor vehicles. Class O-1 licenses shall not be for facilities with video gaming approved by the City Council. The annual fee for Class O-1 liquor license shall be $1,500 due and payable on or before December 31.

ii. Class O-2. Class O-2 licenses shall be identical to Class O-1 licenses in its provisions and restrictions, except that Class O-2 licenses are to issued when video gaming has been approved for the facility by City Council. The annual fee for Class O-2 liquor license shall be $2,000 due and payable on or before December 31.

iii. Class O-3. Class O-3 licenses shall be issued to those facilities meeting the definition of a large truck stop, and for whom video gaming has been approved. The package sales requirements of a Class O-3 license are identical to those contained in Class O-1 licenses. The annual fee for Class O-3 liquor license shall be $5,000 due and payable on or before December 31.

(P) SPORTS STADIUM LICENSE. Class P licenses shall authorize the retail sale of alcoholic liquors for consumption on the premises of a stadium. The annual fee for such license shall be $1,000, due and payable on or before December 31. The sale, service, and consumption of alcoholic beverages shall be limited to the area in which non-alcoholic beverages and packaged food including, but not limited to, snacks, popcorn, chips or heated food such as pizzas will be sold and consumed. The

licensee shall be limited to selling and serving no more than two drinks of alcoholic liquor at one time to one person. The sale and consumption of alcoholic liquors shall be limited to the hours prescribed in § 111.15 of this chapter. Within one year from the issuance of the liquor license, the licensee shall expand food sales to on-site prepared food items such as, but not limited to, chicken wings, fries, hot dogs, hamburgers, or other meal options.

(Q) BYOB/BOTTLE CLUB. Class Q licenses are for those facilities that meet the definition of Bottle Club as contained in § 11.01(B). Class Q licenses authorize the consumption of beer or wine only brought onto the premises by a person 21 years of age or older for personal consumption. The consumption of beer and wine is restricted to the licensed premises. The licensee may charge a corkage fee to its patron. No more than one (1) 750 ml bottle of wine per patron, or no more than thirty-six (36) ounces of beer per patron, (unopened) shall be permitted to be brought into the premises. The sale of beer, wine, spirits, and all other types of alcoholic liquor to patrons of the licensed establishment shall be prohibited. Patrons are prohibited from taking any opened alcoholic liquor outside of the premises, except for a re-corked wine bottle that complies with the requirements in § 111.23. The licensee, on-site manager(s) or its BASSET trained staff shall be responsible for opening the beer or wine bottles or containers brought into the licensed premises by patrons, and may provide glasses to patrons as part of their service. The annual fee for a class Q license shall be $1,000 due and payable on or before December 31.

(S) SUPPLEMENTAL LICENSES FOR OUTDOOR DRINKING AREAS

i. Class S-1. Class S-1 Supplemental licenses are only to be issued to valid license holders in Classes A, B, C, F, K, L, and M. Upon issuance, an outdoor liquor permit will entitle the holder of the aforementioned liquor license the ability to sell alcoholic liquors as authorized by his or her primary classification, outside of the permanent structure of his or her premises, provided the following conditions are met:

(a) Outdoor areas where liquor is served shall comply with all applicable sections of the municipal code.

(b) Outdoor area for restaurant and/or bars (large) or outdoor eating and/or drinking permit --if located on a rooftop-- shall have a valid special use permit as required per § 156.124.

(c) Permanent or temporary structures erected in association with the outdoor area shall comply with all district zoning requirements.

(d) A pedestrian barrier is required for all outdoor areas where alcohol is served. In public right-of-way, the barrier is not to exceed 42 inches. When located on private property, the barrier is not to exceed six feet, and solid-style fencing may be required and designed in such a manner so that the vision of a person on either side of the fence is obscured when viewing through the fence.

(e) Access to the outdoor area is restricted (e.g., fully enclosed with access from the interior of the establishment only) or monitored by employees at all times to prevent the passing of beverages to patrons off the premise, to prevent open containers of alcoholic liquor from being removed from the designated area, and to ensure persons under the age of 21 do not consume alcoholic beverages.

(f) Hours of operation for the sale and consumption of liquor in the outdoor area shall adhere to the primary liquor license governing the establishment, but in no such case shall the outdoor hours exceed the hours of operation for the principal use. If any persons other than the licensee or licensee's employees are in the outdoor area after the aforementioned hours and there are alcoholic beverages in any form or container other than in the corked or re-closed place of display or storage, it shall be presumed that a violation of this section has occurred. All unfinished drinks shall be cleared from the outdoor area within ten minutes after closing time of the area. Licensee shall maintain the surrounding sidewalk and other public walkways or rights-of-way around the outdoor area free from garbage and litter, regardless of its source. Failure to keep the outdoor area and surrounding public area and/or right-of-way free from garbage and litter shall be subject the licensee to being invoiced and liable for the cost of any remedial measures and/or fines.

(g) Music shall be permitted in an outdoor area for a restaurant and/or bar according the provisions contained in § 156.124, provided no music of any kind may be played or broadcast from the outdoor area or within the permanent structure that is of such a volume so as to disturb the neighborhood in any manner.

(h) No sales or dispensing of alcoholic liquor may be made from the outside area or permanent structure to any person upon adjoining property, public street, sidewalk or alley, and no alcoholic liquor served in an open container may be removed from the outdoor area permanent structure.

(i) Proof of dram insurance coverage on the outside area must be submitted with the complete application.

(j) Adequate security must be provided by the licensee.

(k) Nothing in this provision absolves or eliminates the requirement for the licensee to comply with the Smoke Free Illinois Act, ILCS Ch. 418, Act 82, 1 et seq., including but not limited to, prohibiting cigar or cigarette smoking, vaping, and the use of an electronic cigarette device, within 15 feet from the building, doors and windows that open, and any ventilation intakes.

(l) Liquor licensees that allow patrons to smoke outdoors must ensure that the patrons are smoking in a designated smoking shelter that complies with the guidelines from the Will County Health Department and the Smoke Free Illinois

Act. The designated a smoking shelter must be approved by the city's Community and Economic Development.

(m) Fee. The annual fee for an outdoor liquor permit for each outdoor area shall be $125.

(n) Annual review. For rooftop areas that require a Special Use Permit, the Community and Economic Development Department will review and approve yearly outdoor liquor license renewals prior to issuance, to ensure compliance with zoning codes and previously issued building permits for the outdoor area. Any inspection necessitate by such review may require an inspection fee at the rates currently set by ordinance or policy.

ii. Class S-2. Class S-2 licenses (Sidewalk Café Supplemental License) shall contain all of the same provisions and restrictions as Class S-1 licenses, with the following exceptions:

(a) Sidewalk cafés shall meet the provisions set forth in §§ 91.80 et seq.

(b) No cigar or cigarette smoking, vaping, or use of an electronic or other devices for tobacco, hookah, weed, including cannabis, herbs or any other lighted or burned chemical product that emits vapor, smoke or fume, shall be allowed in the outdoor area located on public sidewalks (sidewalk cafés), except any asthma inhaler prescribed by a physician for that condition, and marketed and sold solely for that approved purpose.

(c) Fee. The annual fee for an outdoor liquor permit for each sidewalk area shall be $150. The application for a sidewalk café must have a site plan/drawing to be reviewed by the liquor commissioner. If, in the commissioner's sole discretion, it is deemed necessary, the sidewalk café must meet the requirements of § 91.81, complete with Planning Department inspection. If required, said Planning Department inspection shall have a fee at the rates then set by ordinance or policy.

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(`79 Code, § 111.035) (Ord. 832, passed 12-6-76; Am. Ord. 889, passed 12-17-79; Am. Ord. 1081, passed 7-20-87; Am. Ord. 91-254, passed 9-16-91; Am. Ord. 92-282, passed 4-6-92; Am. Ord. 96-001, passed 1-10-96; Am. Ord. 96-007, passed 3-13-96 Am. Ord. 01-335, passed 12-12-01; Am. Ord. 03-422, passed 12-10-03; Am. Ord. 07-707, passed 4-25-07; Am. Ord. 07-713, passed 6-13-07; Am. Ord. 08-763, passed 5-7-08; Am. Ord. 09-021, passed 5-6-09; Am. Ord. 09-036, passed 9-2-09; Am. Ord. 10-028, passed 11-17-10; Am. Ord. 12-035, passed 7-18-12; Am. Ord. 12-039, passed 9-5-12; Am. Ord. 13-008, passed 5-2-13; Am. Ord. 13-018(A), passed 6-19-13; Am. Ord. 18-005, passed 2-7-18; Am. Ord. 18-042, passed 11-8-18; Am. Ord. 19-001, passed 2-20-19; Am. Ord. 19-036, passed 10-2-19; Am. Ord. 20-021, passed 8-19-20; Am. Ord. 22-020, passed 9-21-22; Am. Ord. 23-016, passed 5-18-23; Am. Ord. 24-030, passed 11-20-24)

§ 111.10 NUMBER OF LICENSES.

The number of liquor licenses authorized to be used within the corporate limits of the city shall not exceed 55. If a license holder ceases to have an operating business for more than six months, or if a closed business is not replaced with a new application for a liquor license for more than six months, then the overall number of licenses, as well as the number of licenses approved by classification, shall be reduced accordingly. However, no classification for which a number greater than 0 has been approved by City Council should be reduced in such an occasion to less than one.

(`79 Code, § 111.040) (Ord. 832, passed 12-6-76; Am. Ord. 928, passed 8-17-81; Am. Ord. 1004, passed 3-4-85; Am. Ord. 1064, passed 2-16-87; Am. Ord. 1068, passed 5-4-87; Am. Ord. 89-156, passed 6-5-89; Am. Ord. 89-158, passed 7-6-89; Am. Ord. 89-181, passed 12-4-89; Am. Ord. 91-254, passed 9-16-91; Am. Ord. 92-282, passed 4-6-92; Am. Ord. 95-404, passed 6-14-95; Am. Ord. 95-413, passed 8-23-95; Am. Ord. 96-001, passed 1-10-96; Am. Ord. 97-067, passed 7-30-97; Am. Ord. 98-200, passed 4-15-98; Am. Ord. 00-272, passed 11-1-00; Am. Ord. 01-301, passed 4-19-01; Am. Ord. 01-321, passed 8-21-01; Am. Ord. 01-321, passed 8-29-01; Am. Ord. 01-330, passed 11-28-01; Am. Ord. 01-335, passed 12-12-01; Am. Ord. 03-405, passed 7-23-03; Am. Ord. 05-528, passed 11-2-05; Am. Ord. 07-703, passed 3-14-07; Am. Ord. 07-707, passed 4-25-07; Am. Ord. 07-713, passed 6-13-07; Am. Ord. 07-724(A), passed 8-22-07; Am. Ord. 09-024, passed 5-6-09; Am. Ord. 09-036, passed 9-2-09; Am. Ord. 11-012, passed 6-1-11; Am. Ord. 12-27(A), passed 5-2-12; Am. Ord. 12-032, passed 7-3-12; Am. Ord. 12-035, passed 7-18-12; Am. Ord. 12-039, passed 9-5-12; Am. Ord. 12-050, passed 11-20-12; Am. Ord. 14-020, passed 6-18-14; Am. Ord. 17-020, passed 8-16-17; Am. Ord. 18-005, passed 2-7-18; Am. Ord. 18-024, passed 6-6-18; Am. Ord. 18-042, passed 11-8-18; Am. Ord. 19-001, passed 2-20-19; Am. Ord. 19-032, passed 9-4-19; Am. Ord. 20-021, passed 8-19-20; Am. Ord. 20-024, passed 11-4-20)

§ 111.11 LIMITATION OF CLASSES OF LIQUOR LICENSES.

(A) The combined total of Class A-1, A-2, A-3, and A-4 licenses issued by the Local Liquor Commissioner shall not exceed six of which the combined total of Class A-4 license issued shall not exceed one.

(B) The combined total of Class B-1, B-2, B-3 and B-4 licenses issued by the Local Liquor Commissioner shall not exceed 22.

(C) The combined total of Class B-5, B-6, B-7 and B-8 licenses issued by the Local Liquor Commission shall not exceed three.

(D) The combined total of Class C-1, C-2, C-3 and C-4 licenses issued by the Local Liquor Commissioner shall not exceed three.

(E) The combined total of Class D licenses issued by the Local Liquor Commissioner shall not exceed three.

(F) The combined total of Class F-1, F-2, F-3 and F-4 licenses issued by the Local Liquor Commissioner shall not exceed one.

(G) The combined total of Class H-1 and H-2 licenses issued by the Local Liquor Commissioner shall not exceed two.

(H) The combined total of Class H-3 and H-4 licenses issued by the Local Liquor Commissioner shall not exceed four.

(I) The combined total of Class I and J licenses issued by the Local Liquor Commissioner shall not exceed two.

(J) The combined total of Class K-1, K-2, L-1, L-2, M-1 and M-2 licenses issued by the Local Liquor Commissioner shall not exceed two.

(K) The combined total of Class N license issued by the Local Liquor Commissioner shall not exceed two.

(L) The combined total of Class O-1 and O-2 licenses issued by the Local Liquor Commissioner shall not exceed three.

(M) The combined total of Class P license issued by the Local Liquor Commissioner shall not exceed one.

(`79 Code, § 111.041) (Ord. 1064, passed 2-16-87; Am. Ord. 1068, passed 5-4-87; Am. Ord. 89-156, passed 6-5-89; Am. Ord. 89-158, passed 7-6-89; Am. Ord. 89-181, passed 12-4-89; Am. Ord. 91-254, passed 9-16-91; Am. Ord. 92-282, passed 4-6-92; Am. Ord. 95-404, passed 6-14-95; Am. Ord. 95-413, passed 8-23-95; Am. Ord. 96-001, passed 1-10-96; Am. Ord. 97-067, passed 7-30-97; Am. Ord. 98-200, passed 4-15-98; Am. Ord. 00-272, passed 11-1-00; Am. Ord. 01-301, passed 4-19-01; Am. Ord. 01-321, passed 8-21-01; Am. Ord. 01-321, passed 8-29-01; Am. Ord. 01-330, passed 11-28-01; Am. Ord. 01-335, passed 12-12-01; Am. Ord. 03-405, passed 7-23-03; Am. Ord. 05- 528, passed 11-2-05; Am. Ord. 07-703, passed 3-14-07; Am. Ord. 07-707, passed 4-25-07; Am. Ord. 07-713, passed 6-13-07; Am. Ord. 07-724(A), passed 8-22-07; Am. Ord. 09-024, passed 5-6-09; Am. Ord. 09-036, passed 9-2-09; Am. Ord. 11-012, passed 6-1-11; Am. Ord. 12-27(A), passed 5-2-12; Am. Ord. 12-032, passed 7-3-12; Am. Ord. 12-035, passed 7-18-12; Am. Ord. 12-039, passed 9-5-12; Am. Ord. 12-050, passed 11-20-12; Am. Ord. 13-008, passed 5-2-13; Am. Ord. 14-020, passed 6-18-14; Am. Ord. 15-009, passed 5-6-15; Am. Ord. 17-020, passed 8-16-17; Am. Ord. 18-005, passed 2-7-18; Am. Ord. 18-024, passed 6-6-18; Am. Ord. 18-042, passed 11-8-18; Am. Ord. 19-001, passed 2-20-19; Am. Ord. 19-032, passed 9-4-19; Am. Ord. 20-021, passed 8-19-20; Am. Ord. 20-024, passed 11-4-20; Am. Ord. 22-020, passed 9-21-22; Am. Ord. 23-016, passed 5-18-23; Am. Ord. 24-030, passed 11-20-24)

§ 111.12 DISPOSITION OF FEES.

All license fees shall be paid to the City Clerk at the time application is made and shall be forthwith turned over to the Treasurer . In the event the license applied for is denied, the license fee shall be returned to the applicant; if the license is granted, then the license fee shall be deposited in the general corporate fund or in such other fund as shall have been designated by the City Council for proper action. The license fee is separate and in addition to the initial application fee charge which is non-refundable regardless of whether the application is denied.

(`79 Code, § 111.045) (Ord. 832, passed 12-6-76; Am. Ord. 20-026, passed 11-25-20)

§ 111.13 RENEWAL OF LICENSE.

Any licensee may renew his or her license at the time of expiration thereof, provided that he or she is then qualified to receive a license and the premises for which such renewal license is sought are suitable for the purposes; that licensee shall reapply in writing; provided further that the renewal privilege herein provided for shall not be construed as a vested right which shall in any case prevent the City Council from decreasing the number of licenses to be issued within its jurisdiction. Adherence to the definition of a restaurant as hereinbefore defined in § 111.01(B) is not required for the renewal of Class C or Class J licenses issued prior to June 18,2014, and shall not preclude the issuance of a liquor license to the purchaser of an established premises for which the liquor license has been previously issued, provided the kitchen facilities and food service of the establishment is not reduced from what existed at the time the license was originally issued.

(`79 Code, § 111.050) (Ord. 832, passed 12-6-76; Am. Ord. 14-020, passed 6-18-14)

§ 111.14 INSURANCE REQUIREMENT.

No license shall be issued hereunder unless the applicant shall file with the application a certificate by an insurance company authorized to do business in the state certifying that the applicant has in force and effect sufficient insurance to defray any potential liability incurred pursuant to the Liquor Control Act of the state. The certificate of insurance must also include, as an additional insured party, the owner of the building in which the applicant's business is situated.

(`79 Code, § 111.060) (Ord. 832, passed 12-6-76)

§ 111.15 CLOSING HOURS.

It shall be unlawful for any licensee to sell or offer for sale at retail or offer to give away any alcoholic liquor in the city after the hour of 1:00 a.m. and before the hour of 6:00 a.m. every day except Friday and Saturday at which time closing is 2:00 a.m. the following day.

(`79 Code, § 111.065) (Ord. 832, passed 12-6-76; Am. Ord. 889, passed 12-17-79; Am. Ord. 926, passed 6-23-81; Am. Ord. 01-335, passed 12-12-01; Am. Ord. 07-707, passed 4-25-07; Am. Ord. 20-021, passed 8-19-20)

§ 111.16 ENTRY POWERS OF COMMISSIONER.

The Local Liquor Control Commissioner is given the power to enter or to authorize any law-enforcing officer to enter at any time upon any premises licensed hereunder to determine whether any of the provisions of the Liquor Control Act, ILCS Ch. 235, or any rules or regulations adopted by him or by the state liquor commission have been or are being violated, and at such time to examine the premises of license in connection therewith.

(`79 Code, § 111.070) (Ord. 832, passed 12-6-76)

§ 111.17 RECORD OF LICENSES.

The Local Liquor Control Commissioner shall keep or cause to be kept a complete record of all such licenses issued by him.

(`79 Code, § 111.075) (Ord. 832, passed 12-6-76)

§ 111.18 TRANSFER OF LICENSE.

A license shall be a purely personal privilege, good for not to exceed one year after issuance unless sooner revoked as is in this chapter provided, and shall not constitute property, nor shall it be subject to being encumbered or hypothecated. Such licenses shall not descend by the laws of testate or intestate devolution. The license shall cease upon the death of the licensee provided that the executors or administrators of the estate of any deceased licensee, when such estate consists in part of alcoholic liquor, may continue the business of the sale or manufacture of alcoholic liquor under order of the appropriate court and may exercise the privileges of the deceased or insolvent or bankrupt licensee after the death, insolvency, or bankruptcy of such descendant until the expiration of the license, but not longer than six months after the death, bankruptcy, or insolvency of such licensee. A refund shall be made of that portion of the license fees paid for any period in which the licensee shall be prevented from operating under such license in accordance with the provisions of this paragraph. Further, such license may be transferred by the Local Liquor Control Commissioner to any person qualified by the statutes of this state and the city ordinances to hold such license.

(`79 Code, § 111.080) (Ord. 832, passed 12-6-76)

§ 111.19 CHANGE OF LOCATION.

A liquor dealer's license shall permit the sale of alcoholic liquor only in the premises described in the application and license. Such location may be changed only upon the written permit to make such change issued by the Local Liquor Commissioner. No change of location shall be permitted unless the proposed new location is a proper one for the retail sale of alcoholic liquor under the statutes of the state and the ordinances of the city.

(`79 Code, § 111.085) (Ord. 832, passed 12-6-76) Penalty, see § 111.99

§ 111.20 DURATION OF LICENSES.

All licenses shall be effective from January 1 of any given year to December 31 of the following year. The fee for renewal shall be the full annual fee. There hall be no rebate for

the unexpired term of a license. An application for renewal shall not be granted as such unless made prior to December 31 and unless submitted with the appropriate fee and application form. No license shall be valid unless the proper fee has been paid.

(`79 Code, § 111.110) (Ord. 832, passed 12-6-76)

§ 111.21 REVOCATION, SUSPENSION OF LICENSE.

(A) Authority. The Local Commissioner may, in accordance with the Liquor Control Act, revoke or suspend any license issued by him, if he determines that the licensee has violated any of the provisions of the Act or of any ordinance or resolution enacted by the City Council or any applicable rule or regulation established by the Local Commissioner or the state commission which is not inconsistent with law. Upon notification by the Illinois Department of Revenue, the State Commission, in accordance with ILCS Ch. 235, Act 5, § 3-12, may refuse the issuance or renewal of a license, fine a licensee, or suspend or revoke any license issued by the State Commission if the licensee or license holder has violated the provisions of ILCS Ch. 35, Act 120, § 3.

(B) Alternatives. In lieu of suspension or revocation, licensees may be fined as set forth in § 111.99. License suspension and revocation proceedings shall be conducted pursuant to ILCS Ch. 235, Act 5, § 7-5. Review of the Local Commis-sioner's decision shall be as set forth in ILCS Ch. 235, Act 5, § 7-9.

(ILCS Ch. 235, Act 5, § 7-5)

(C) Complaint of violation; hearing. Any five residents of the city shall have the right to file a complaint with the Local Commissioner stating that any retailer licensee subject to the jurisdiction of the Local Commissioner has been or is violating the pro-visions of this chapter or the Liquor Control Act or the rules or regulations issued pursuant thereto. The complaint shall be in writing in the form prescribed by the Local Commissioner and shall be signed and sworn to by the parties complaining. The complaint shall state the particular provision, rule, or regulation believed to have been violated and the facts in detail upon which belief is based. If the Local Commis-sioner is satisfied that the complaint substantially charges a violation and that from the facts alleged there is reasonable cause for the belief, he shall set the matter for hearing and shall serve notice upon the licensee of the time and place of the hearing and of the particular charge in the complaint.

(ILCS Ch. 235, Act 5, § 7-7) (`79 Code, § 111.150) (Ord. 832, passed 12-6-76; Am. Ord. 1034, passed 4-7-86)

§ 111.22 GIVE AWAY PROHIBITED.

(A) It shall be unlawful for any person to give away or otherwise dispense free of charge, by the drink or in any other manner, within the city, an alcoholic beverage, except that the giving away by those licenses authorized in § 111.08, without charge, of spirits, wine

and/or beer, in small and limited amounts for tasting or sampling purposes only, immediately prior and incidental to, the sale of beer and/or wine in the original package for consumption off the premises, shall not be considered a violation of this chapter.

(B) Such give away, however, shall be subject to the following conditions and limitations;

(1) The tastings shall be attended by and supervised by a full-time person of at least 21 years of age or older, and only in a designated area on the licensed premises as approved by the liquor commissioners and designated in the license; and

(2) The actual amount of alcohol by a person per day shall not exceed the following: no more than three-quarters ounce for spirits; no more than one ounce for wine; no more than two ounces for beer; and

(3) The sample shall be served in a container that shall be disposed of following the sample; and

(4) The person or entity must be registered with the State Liquor Commissioner or be a city licensee and follow the Commission's rules and regulations regarding the tasting and sampling of alcohol; and

(5) There shall be no more than 26 tasting and/or sampling events per year. An EVENT for this section is defined as three consecutive days of tasting and sampling; and

(6) License holders must notify the Local Liquor Commissioner in writing prior to holding a tasting event.

(C) Furthermore, it is hereby declared unlawful to advertise the availability of "tasting" through any public media or means of communication other than on the premises itself.

(Ord. 03-422, passed 12-10-03)

§ 111.23 SEALING AND REMOVAL OF OPEN WINE BOTTLE FROM RESTAURANT.

(A) A holder of a license class that is so authorized by § 111.08 may permit a patron to remove one unsealed and partially consumed bottle of wine for off-premise consumption provided that the patron has purchased a meal or food and consumed a portion of the bottle of wine with the meal or food on the licensed premises. A partially consumed bottle of wine that is to be removed from the premises pursuant to this section shall be securely sealed by the licensee or an agent of the licensee prior to removal from the premises and placed in a transparent one-time use tamper-proof bag. The licensee or agent of the licensee shall provide a dated receipt for the bottle of wine to the patron. Wine that is resealed in accordance with the provisions of this Section and not tampered with and transported in accordance with the restrictions of subsections (a) and (b) of Section 11-502 of the Illinois Vehicle Code shall not be deemed to violate Section 11-502 of the Illinois Vehicle Code.

(B) Nothing in this section shall be construed to allow the use of a container commonly known as a growler for the removal, carrying, or transportation of wine, beer, spirits or other alcoholic liquors from a licensed premises unless so corked, capped or sealed and labeled by a licensed manufacturer of the alcoholic liquor duly licensed by both the State Liquor Commission and the city for such use.

(Ord. 18-042, passed 11-7-18; Am. Ord. 19-001, passed 2-21-19)

§ 111.24 BOTTLE CLUBS.

(A) No person shall patronize or operate any bottle club in the city, except on premises licensed for the retail sale of alcoholic liquor for consumption on the premises or as authorized and prescribed herein in division (B). Furthermore, no person shall sell at retail for consumption on the premises any nonalcoholic beverage or ice, knowing the same to be intended to be mixed with any alcoholic liquor, except on premises licensed for the retail sale of alcoholic liquor for consumption on the premises or as authorized and prescribed herein in division (B). For purposes of this section, a person who is present on the premises shall be presumed to be a patron.

(B) A bottle club or BYOB for consumption of alcoholic liquor on the premises of a business as a complement to the purchase/sale and consumption of tobacco products in said establishment shall be authorized under the following provisions:

(1) Only after a formal written approval memorialized in a Plan of Operation is approved and granted by the local liquor commissioner, may the establishment provide such an offering to the public;

(2) The business must be licensed by the State of Illinois and the city to operate as a retail tobacco store as defined by the Smoke Free Illinois Act, 410 1LCS 82/1, et seq. as so amended, and must be located in a freestanding building, not connected to other businesses or buildings;

(3) The business offering the BYOB service must provide a designated storage area for members to store the unconsumed alcoholic products;

(4) The hours of BYOB service shall occur only during the hours that the business establishment is open for business to the public and/or members, and in no event earlier than 10:00 a.m. or later than 11:00 p.m., unless special permission is granted by the local liquor commissioner for extended hours for special events or circumstances;

(5) Consumption of alcohol shall not occur in the retail area of the retail tobacco store;

(6) The licensee shall only permit BYOB to occur on the premises in conjunction with the purchase and consumption of tobacco products on the licensed premises;

(7) Glassware and ice to patrons may be provided and a corkage fee be charged for uncorking or opening the bottle, or for pouring of the alcoholic beverage for the patron's consumption. All employees who perform corkage duties shall be BASSETT trained and

shall serve the alcohol as if it was purchased in the establishment complying with all state and local laws;

(8) The retail sale of alcohol shall be strictly prohibited and the give away of alcohol by the business and its employees shall be prohibited as prescribed in § 111.22 of this chapter;

(9) It shall be unlawful for any person to carry, transport or possess liquor in an unsealed and open condition, except as permitted for wine bottles from restaurants under the Illinois Liquor Control Act, 235 ILCS 5/6-33, and as permitted in § 111.23;

(10) All other provisions as outlined in § 111.08 for Class Q licenses.

(11) Any other conditions imposed and deemed appropriate under the Plan of Operation. Such Plan of Operation may be reviewed annually and so modified by the local liquor control commissioner.

(Ord. 23-001, passed 1-18-23)

§ 111.25 DELIVERY, DISPENSING AND SERVING OF ALCOHOL AT CITY HALL.

(A) Alcoholic beverages may be delivered, dispensed and served at City Hall of the city located at 222 E. 9th Street, Lockport, Illinois, for consumption on the premises by:

(1) An agency, commission, or committee of the city, provided such agency, commission or committee first obtains written permission to dispense and serve alcoholic liquors from the local liquor control commissioner of the city; or

(2) A not-for-profit civic or community organization with a written permission to dispense and serve alcoholic liquors from the local liquor control commissioner of the city.

(Ord. 23-029, passed 10-5-23)

PROHIBITIONS

§ 111.40 DANCING.

No licensee shall permit dancing upon the premises, except in an area specifically designated for dancing only or upon a stage.

(`79 Code, § 111.086) (Ord. 1027, passed 2-3-86) Penalty, see § 111.99

§ 111.41 CONDUCT OR ACT PROHIBITED.

(A) It shall be unlawful for any person, while acting as a waiter, waitress, bartender, entertainer or in any other position with licensee to intentionally:

(1) Expose or appear without a fully opaque covering of his or her genitals, pubic hair, buttocks, natal cleft, perineum, anal region or pubic hair region;

(2) Expose any device, costume or covering which gives the appearance of or simulates the genitals, pubic hair, buttocks, natal cleft, perineum, anal region or pubic hair region;

(3) No female person, while on the premises and in public view, shall engage in the following conduct:

(a) Expose that area of the female breast below the top of the areola;

(b) Employ any device or covering which is intended to give the appearance of or simulate that area of the human breast below the top of the areola; or

(c) Appear without a fully opaque covering of that area of the human breast below the top of the areola.

(4) A person shall be deemed to be a waiter, waitress, bartender or entertainer if such person acts in that capacity without regard to whether or not such person is paid any compensation by the management of the establishment in which the activity is performed.

(5) Performers of acts, or simulated acts, of sexual intercourse, masturbation, bestiality, flagellation or deviate sexual conduct as defined in state law.

(6) The display of films, pictures or any other visual display depicting acts set forth in divisions (A)(1), (2), (3) and (5) of this section.

(B) It shall be unlawful for any person, while in a premises that has a liquor license to intentionally:

(1) Expose or appear without a fully opaque covering of his or her genitals, pubic hair, buttocks, natal cleft, perineum, anal region or pubic hair region;

(2) Expose any device, costume or covering which gives the appearance of or simulates the genitals, pubic hair, buttocks, natal cleft, perineum, anal region or pubic hair region;

(3) No female person, while on the premises and in public view, shall engage in the following conduct:

(a) Expose that area of the female breast below the top of the areola;

(b) Employ any device or covering which is intended to give the appearance of or simulate that area of the human breast below the top of the areola; or

(c) Appear without a fully opaque covering of that area of the human breast below the top of the areola.

(4) Performers of acts, or simulated acts, of sexual intercourse, masturbation, bestiality, flagellation, or deviate sexual conduct as defined in state law.

(5) The display of films, pictures or any other visual display depicting acts set forth in divisions (B)(1), (2), (3) and (5) above.

(C) No licensee shall offer or permit the following activity on any part of the licensed premises:

(1) No fashion shows shall be permitted at which male or female undergarments, bathing suits, or lingerie is displayed on human bodies.

(2) No sexually oriented entertainment shall be permitted. The term "sexually oriented entertainment" shall have the same meaning as the term "sexually oriented business" as that term is defined in § 116.40. The term "sexually oriented entertainment" shall include employees or agents of the licensee who are clothed in a manner so as to constitute "adult entertainment" as that term is defined in the same section of the Municipal Code.

(3) No person shall sell or offer for sale or offer as a prize for a raffle any clothing that constitutes male or female undergarments, bathing suits, or lingerie.

(4) No male or female striptease (regardless of whether they strip off all of their clothes), wet t-shirt contest, mud wrestling in Jell-O or wrestling in any substance other than air, and any similar contest or performance.

(`79 Code, § 111.087) (Ord. 1027, passed 2-3-86; Am. Ord. 93-320, passed 5-17-93; Am. Ord. 99-213, passed 3-24-99) Penalty, see § 111.99

§ 111.42 SOLICITING DRINKS.

No person shall engage in the solicitation of drinks from customers other than to take orders for drinks and to mix and deliver drinks as requested by the customers.

(`79 Code, § 111.088) (Ord. 1027, passed 2-3-86) Penalty, see § 111.99

§ 111.43 CONSUMPTION OF ALCOHOLIC BEVERAGES AND REMOVAL OF ALCOHOLIC LIQUOR FROM PREMISES.

(A) All alcoholic liquors must be consumed within the establishment or connected areas making up the licensed area. Consumption of alcoholic beverages is not allowed on the public way outside the establishment or parking lot connected to or controlled by the licensee. The licensee shall take action to stop the consumption of alcoholic beverages in those areas.

(B) No person shall nor shall a licensee permit a person to remove or attempt to remove alcoholic liquor in an open container or when permitted by applicable license in any packaging other than its original container or packaging from the licensed premises. The

licensee shall post a sign at all exits prohibiting open liquor from being removed from the licensed premises. The licensee shall be prohibited from making "to go" or carry-out sales from the licensed premises unless the licensee is properly licensed for sales in closed containers.

(`79 Code, § 111.089) (Ord. 1027, passed 2-3-86; Am. Ord. 93-320, passed 5-17-93) Penalty, see § 111.99

§ 111.44 PEDDLING.

It shall be unlawful to peddle alcoholic liquor in the city.

(`79 Code, § 111.090) (Ord. 832, passed 12-6-76) Penalty, see § 111.99

§ 111.45 LICENSEE TO AID IN ENFORCEMENT.

It shall be unlawful for any licensee to allow persons in a drunken condition to remain upon or loiter in or around any licensed premises, or to harbor, conceal, aid, or assist any person who has any criminal offense against the laws of the state; or to refuse to aid or assist the law enforcing officers of the city in the apprehension of persons accused of or suspected of crime.

(`79 Code, § 111.091) (Ord. 1027, passed 2-3-86) Penalty, see § 111.99

§ 111.46 DISORDERLY PERSONS.

No licensee shall permit any person to enter into or remain upon the premises who is engaged in conduct which, under the circumstances, creates or which would tend to create a breach of the peace.

(`79 Code, § 111.092) (Ord. 1027, passed 2-3-86) Penalty, see § 111.99

§ 111.47 VIOLATIONS OF CITY, STATE, OR FEDERAL LAWS.

(A) No licensee shall permit or allow the violation of city ordinance, state statute, or federal law upon the licensed premises by any person.

(B) No licensee shall violate any city ordinance, state statute, or federal law upon the premises.

(`79 Code, § 111.093) (Ord. 1027, passed 2-3-86) Penalty, see § 111.99

§ 111.48 SANITARY CONDITIONS.

All premises used for the sale of alcoholic liquor, or for the storage of such liquor for sale, shall be kept in full compliance with the regulations of the Will County Health Department concerning the condition of premises used for the storage or sale of food for human consumption.

(`79 Code, § 111.095) (Ord. 832, passed 12-6-76) Penalty, see § 111.99

§ 111.49 EMPLOYEES.

It shall be unlawful for any person to employ in any premises used for the sale of alcoholic liquor any person who is afflicted with, or who is a carrier of, any contagious or infectious diseases; and it shall be unlawful for any person afflicted with or who is a carrier of any such disease to work in or about any such premises or to engage in any way in the handling, preparation of, or distribution of liquor.

(`79 Code, § 111.100) (Ord. 832, passed 12-6-76) Penalty, see § 111.99

§ 111.50 LOCATION RESTRICTIONS.

No license shall be issued for the sale at retail of any alcoholic liquor within 100 feet of any church, school other than an institution of higher learning, hospital, home for aged or indigent persons, or for veterans, their spouses, or children, or any military or naval station, provided that this prohibition shall not apply to hotels offering restaurant service, regularly organized clubs, or to restaurants, food shops, or other places where the sale of alcoholic liquor is not the principal business carried on there; nor to the renewal of a license for the sale at retail of alcoholic liquor on premises within 100 feet of any church or school where the church or school has been established within 100 feet since the issuance of the original license. In the case of a church, the distance of 100 feet shall be measured to the nearest part of any building used for worship services or educational programs and not to property boundaries.

(`79 Code, § 111.105) (Ord. 832, passed 12-6-76; Am. Ord. 07-724(A), passed 8-22-07) Penalty, see § 111.99

§ 111.51 ACCESS FROM LICENSED PREMISES TO DWELLING QUARTERS.

Except in the case of hotels and clubs, no alcoholic liquor shall be sold at retail upon any premises which have any access which leads from such premises to any other portion of the same building or structure used for dwelling or lodging purpose and which is permitted to be used or kept accessible for any use by the public. This provision shall not prevent any connection between such premises and such other portion of the building or structure which is used only by the licensee, his family, and personal guests.

(`79 Code, § 111.115) (Ord. 832, passed 12-6-76) Penalty, see § 111.99

§ 111.52 STORES SELLING SCHOOL SUPPLIES, LUNCHES.

No license shall be issued to any person for the sale of any alcoholic liquor at retail at any store or other place of business where the majority of customers are minors of school age or where the principal business transacted consists of school books, school supplies, food, lunches, or drinks for such minors.

(`79 Code, § 111.120) (Ord. 832, passed 12-6-76) Penalty, see § 111.99

§ 111.53 SALE TO PERSONS UNDER THE AGE OF TWENTY-ONE YEARS.

(A) It shall be unlawful for any person under the age of 21 years to purchase or obtain any alcoholic liquor in any tavern, or other place in the city where alcoholic liquor is sold.

(B) It shall be unlawful for any person under the age of 21 years to misrepresent his or her age for the purpose of purchasing or obtaining alcoholic liquor in any tavern or other place in the city where alcoholic liquor is sold.

(C) In every tavern or other place in the city where alcoholic liquor is sold, there shall be displayed at all times in a prominent place a printed card which shall be supplied by the owner and which shall read substantially as follows:

"WARNING TO PERSONS UNDER THE AGE OF TWENTY-ONE YEARS

You are subject to a fine up to $1,000 under the ordinances of the City of Lockport if you purchase alcoholic liquor or misrepresent your age for the purpose of purchasing or obtaining alcoholic liquor."

(D) It shall be unlawful for any holder of a retail liquor dealer's license or his agent or employee to suffer or permit any person under the age of 21 years to remain in any room or compartment adjoining or adjacent to or situated in the room or place where such licensed premises are located, provided that this division shall not apply to any person under the age of 21 years who is accompanied by his or her parent or guardian, or to any licensed premises which derives its principal business from the sale of other commodities or services than alcoholic liquor.

(E) In addition to all other fines and penalties, the Local Liquor Control Commissioner may revoke or suspend the retail liquor dealer's license for any violation of this section.

(F) It shall be unlawful for any parent or guardian to permit any minor child of which he or she may be the parent or guardian to violate any of the provisions of this section.

(G) It shall be unlawful to sell, give, or deliver alcoholic liquor to any person under the age of 21 years, except in the performance of a religious ceremony or service.

(H) It shall be unlawful for any person under the age of 21 years to attend any bar, to draw, pour, mix, or sell any alcoholic liquor in any licensed retail premises. In an establishment with Class B license classifications, so long as the alcoholic liquor is drawn, poured, mixed or sold by an employee of the licensee over the age of 21 years, a waiter or waitress between the ages of 18 and 20 years may deliver alcoholic beverages to its patrons.

(`79 Code, § 111.130) (Ord. 832, passed 12-6-76; Am. Ord. 892, passed 1-21-80; Am. Ord. 894, passed 3-3-80; Am. Ord. 01-335, passed 12-12-01) Penalty, see § 111.99

§ 111.54 PURCHASE OR ACCEPTANCE OF GIFTS OF LIQUOR BY PERSONS OF NONAGE; IDENTIFICATION CARDS; RULES AND REGULATIONS.

(A) It shall be unlawful for any person to whom the sale, gift, delivery or consumption of alcoholic liquor is prohibited because of age to purchase or accept a gift of alcoholic liquor, to have alcoholic liquor in his possession or to consume alcohol.

(B) If a licensee or his agents or employees believes or has reason to believe that a sale or delivery of alcoholic liquor is prohibited because of nonage of the prospective recipient, he shall, before making such sale or delivery, demand presentation of some form of positive identification concerning proof of age, issued by a public officer in the performance of his official duties.

(C) No person shall transfer, alter, or deface such an identification card; use the identification card of another; carry or use a false or forged identifica-tion card; or obtain an identification card by means of false information. No person shall purchase, accept delivery, or have possession of alcoholic liquor in violation of this section.

(D) The possession and dispensing or consumption by a person under 21 years of age of alcoholic liquor in the performance of a religious service or ceremony or the consumption by a person under 21 years of age under the direct supervision and approval of the parents or parent or those persons standing in loco parentis of such person under 21 years of age in the privacy of a home is not prohibited by this code.

(`79 Code, § 111.135) (Ord. 832, passed 12-6-76; Am. Ord. 02-370, passed 10-30-02) Penalty, see § 111.99

§ 111.55 SALE TO INTOXICATED PERSONS; HABITUAL DRUNKARDS.

It shall be unlawful for a holder of an alcoholic liquor dealer's license to sell, deliver, or give any alcoholic liquor to any intoxicated person or to any person known to him to be a habitual drunkard, spendthrift, insane, feebleminded, or distracted person.

(`79 Code, § 111.140) (Ord. 832, passed 12-6-76) Penalty, see § 111.99

§ 111.56 ALCOHOLIC BEVERAGES ON PUBLIC WAYS.

It is hereby declared to be an offense for any person to consume alcoholic beverages upon any public street, alley, sidewalk, easement, or other public property within the corporate limits of the city unless a valid sidewalk café permit has been issued.

(`79 Code, § 111.145) (Ord. 832, passed 12-6-76; Am. Ord. 06-677, passed 8-9-06) Penalty, see § 111.99

§ 111.57 PARENTAL RESPONSIBILITY FOR PARTIES INVOLVING MINORS.

It is unlawful for any parent or guardian to permit his or her residence to be used by an invitee of the parent's child or the guardian's ward, if the invitee is under the age of 21, in a manner that constitutes a violation of this chapter. A parent or guardian is deemed to have permitted his or her residence to be used in violation of this chapter if he or she knowingly authorized, enables, or permits such use to occur by failing to control access to either the residence or the alcoholic liquor maintained in the residence. Nothing in this chapter shall be construed to prohibit the giving of alcoholic liquor to a person under the age of 21 years in the performance of a religious ceremony or service.

(Ord. 99-224, passed 6-16-99; Am. Ord. 02-337, passed 1-16-02)

§ 111.58 PROHIBITION OF ADULTS ALLOWING GATHERING OF MINORS WHO CONSUME ALCOHOL.

(A) Any person shall be guilty of violating this chapter where he or she knowingly permits a gathering at a residence which he or she occupies of two or more of the persons is under 21 years of age and the following factors also apply:

(1) The person occupying the residence knows that any such person under the age of 21 is in possession of or is consuming any alcoholic beverage; and

(2) The possession or consumption of the alcohol by the person under 21 is not otherwise permitted by this chapter; and

(3) The person occupying the residence knows that the person under the age of 21 leaves the residence in an intoxicated condition.

(B) For the purposes of this section, where the residence has an owner and a tenant or lessee, there is a rebuttable presumption that the residence is occupied only the tenant or lessee.

(Ord. 99-224, passed 6-16-99; Am. Ord. 02-337, passed 1-16-02)

§ 111.59 PROHIBITION OF RENTING HOTEL BY ADULTS TO ALLOW MINORS TO CONSUME ALCOHOL.

Any person who rents a hotel or motel room from the proprietor or agent thereof for the purpose of or with the knowledge that such room shall be used for the consumption of alcoholic liquor by persons under the age of 21 years shall be guilty of a violation of this chapter.

(Ord. 99-224, passed 6-16-99; Am. Ord. 02-337, passed 1-16-02)

§ 111.60 UNLAWFUL ACTIVITIES OR NON-COMPLIANCE.

(A) No licensee or any officer, associate, member, representative, agent or employee of such licensee shall engage in any activity or conduct or suffer or permit any other person to engage in any activity or conduct in or about the licensed premises which is prohibited by any ordinance of the City of Lockport or the laws of the state or the United States.

(B) No licensee or any officer, associate, member, representative, agent or employee of such licensee shall permit, allow, or acquiesce to the continued non-compliance with the terms of any agreements including, but not limited to the terms of any annexation agreements and developments applicable to the property in which the licensed premises is located.

(Ord. 18-005, passed 2-7-18)

§ 111.99 PENALTY.

(A) Any person other than a licensee violating any provision of this chapter shall, upon conviction, be fined not less than $100 nor more than $750 for each offense. A separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

(B) (1) A licensee violating any provision of this Code may be fined by the Local Commissioner in addition to suspension. The fine imposed shall not exceed $1,000 for a first violation within a 12-month period, $1,500 for a second violation within a 12-month period, and $2,500 for a third or subsequent violation within a 12-month period. Each day on which the violation occurs shall constitute a separate violation. Not more than $15,000 in fines under this section may be imposed against any licensee during the period of the licensee's license.

(2) Proceeds of fines imposed by the Local Commissioner shall be paid into the general corporate fund of the City.

(ILCS Ch. 235, Act 5, § 7-5) (`79 Code, § 111.999)

CHAPTER 111: INTOXICATING LIQUOR

Section

Licenses

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Appendix: Application for tasting and/or sampling privilege for Class H-1 or H-2 licensee

§ 111.01 DEFINITIONS.

(A) Interpretation. This chapter shall be liberally construed to the end that the health, safety, and welfare of the residents of the city shall be protected.

(B) Definitions. Unless the context shall otherwise require, terms used in this chapter shall have the definitions given in Illinois Liquor Control Act, 235 ILCS Act 5, §§ 1-1 et seq. or as set forth below. Where not otherwise qualified, the term LICENSE or LICENSEE wherever used in this chapter means a license or licensee of the city under this chapter.

ALCOHOLIC LIQUOR. Any alcohol, spirits, wine and beer, and every liquid or solid, patented or not, containing alcohol, spirits, wine or beer, and capable of being consumed as a beverage by a human being. The provisions of this chapter shall not apply to alcohol used in the manufacture of denatured alcohol produced in accordance with Acts of Congress and regulations promulgated thereunder, nor to any liquid or solid containing one-half of one percent, or less, of alcohol by volume.

BEER. A beverage obtained by the alcoholic fermentation of an infusion or concoction of barley, or other grain, malt, and hops in water, and includes, among other things, beer, ale, stout, lager beer, porter and the like.

BOTTLE CLUB. An establishment, building or room used on a regular basis for the serving or consumption of alcoholic liquors brought into the establishment by the patrons for which any fee, subscription, membership, donation or consideration of any kind, direct or indirect, is charged or accepted, or which establishment provides for the sale of any retail items of any kind or nature whatsoever, including, but not limited to, the retail sale of food or general merchandise, commonly referred to as “BYOB” or Bring Your Own Bottle.

BREW PUB. A full-service restaurant where beer is brewed or manufactured and stored at the licensed establishment in a quantity not exceeding those prescribed for a brew pub by the Illinois Liquor Control Act of 1934 (235 ILCS Act 5, §§ 1 et seq.) for sale to importing distributors, distributors, and to non-licensees for use and consumption only, and retail sale of manufactured or brewed beer from the licensed premises, provided that sale for off-premises consumption shall not exceed the quantity prescribed by the Illinois Liquor Control Act for a brew pub.

CRAFT BREWERY. An establishment where beer is brewed or manufactured and stored on the licensed premises in quantities not exceeding those prescribed by the Illinois Liquor Control Act of 1934 (235 ILCS Act 5, §§ 1 et seq.) for a Craft Brewer's License. The establishment may include a tasting room where beer brewed or manufactured onsite is available for sampling and purchase.

DISTILLER. A person or firm who distills, ferments, brews, makes, mixes, concocts, processes, blends, bottles or fills an original package with any alcoholic liquor.

ENTERTAINMENT. The offering or permitting of any amusement including live musical performances, vaudeville, acting, dancing, or contests including karaoke. Entertainment shall not be construed to include radio, television, electronic reproduction of music or coin-operated game machines.

HEALTH SPA WITHOUT LODGING ACCOMMODATION. A nurturing, safe, clean commercial establishment that employs professional, licensed therapists or utilizes mechanical equipment whose services include massage and body or facial treatments. Private treatment rooms are provided for each client receiving a personal service. Massage treatments may include body packs and wraps, exfoliation, cellulite and heat treatments, electrolysis, body toning, waxing, aromatherapy, cleansing facials, medical facials, non-surgical facelifts, electrical toning, and electrolysis. Hydrotherapy and steam and sauna facilities, nutrition and weight management, spa cuisine, and exercise facilities and instruction may be provided in addition to the massage and therapeutic treatment services. Full service hair salons, makeup consultation and application and manicure and pedicure services may be provided as additional services.

HOTELS. Every building or other structure or other structure, kept, used, maintained, advertised and held out to the public where food is actually served and consumed and sleeping accommodations offered for adequate pay to travelers and guests, whether transient, permanent or residential, in which 25 or more rooms are used for sleeping accommodations of such guests, and having one or more public dining rooms where meals are served to such guests, such sleeping and accommodations and dining rooms being contained in the same buildings, or buildings in connection therewith, and such building or structure being provided with adequate and sanitary kitchen and dining room equipment and capacity.

ORIGINAL PACKAGE. Any bottle, flask, jug, can, cask, barrel, keg, hogshead or other receptacle or container including growler, whatsoever, used, corked or capped, sealed and labeled by the manufacturer of alcoholic liquor, to contain and to convey any alcoholic liquor.

RECEPTION HALL. A commercial esta-blishment, with occupancy of fewer than 250 persons, which provides food servings and/or entertainment to celebrate a special event or day of a particular person who is not associated with the establishment (such as but not inclusive of wedding reception, shower, or birthday) or a state recognized holiday.

RENTAL HALL. A business organized in such a way that it provides a place available for rental by members of the general public. The building housing the business must be designed to accommodate a minimum of 250 persons safely. Such a business is typified by wedding celebrations, parties, or dances by private clubs or individuals. The lessor/licensee is paid a fee by the lessee for use of the hall and for providing alcoholic liquor.

RESTAURANT. An establishment where the principal business is serving meals prepared in the kitchen of the establishment for consumption on premise. A full menu, including entrees and appropriate side dishes, and a fully staffed and operational kitchen shall be required at all times sales are being conducted or until 9:00 p.m., whichever occurs

first. During the above times when meal service is required, the sale of alcoholic liquor shall be incidental to the sale of meals. RESTAURANTS shall have a full kitchen with adequate facilities to prepare, cook, and serve meals for its guests, commonly interpreted as having cooking stations (examples include baking, grill, and saute). Equipment shall be of sufficient type and size to prepare and cook meals. The establishment shall have a seating capacity for the service of meals at tables and/or counters for not less than 30 patrons at the same time.

RETAIL SALE. The sale for use or consumption and not for resale in any form.

SALE (TO SELL). Any transfer or exchange in any manner or by any means whatsoever for direct or indirect consideration, and including all sales made by any person, whether as principal, proprietor, agent, servant, or employee, and includes, but is not limited to, all of the following acts:

(1) The selling of alcoholic liquor;

(2) The giving away of alcoholic liquor;

(3) The dispensing of alcoholic liquor;

(4) The providing of mix, ice, water, or glasses for consumption of alcohol liquor on premises;

(5) The pouring of alcoholic liquor;

(6) The providing of "set-ups" containing alcoholic liquor;

(7) The storage of any alcoholic liquor.

SPIRITS. Any beverage which contains alcohol obtained by distillation, mixed with water or other substance in solution, and includes brandy, rum, whiskey, gin, or other spirituous liquors, and such liquors when rectified, blended or otherwise mixed with alcohol or other substances.

STADIUM. One or more buildings or structures, within the same site, complex or campus in each of which space is regularly occupied for the viewing of or participating in sporting events including, but not limited to, hockey games.

WINE. Any alcoholic beverage obtained by the fermentation of the natural contents of fruits, or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol or spirits.

(`79 Code, § 111.001) (Ord. 832, passed 12-6-76; Am. Ord. 889, passed 12-17-79; Am. Ord. 01-335, passed 12-12-01; Am. Ord. 12-035, passed 7-18-12; Am. Ord. 14-020, passed 6-18-14; Am. Ord. 18-005, passed 2-7-18; Am. Ord. 18-042, passed 11-8-18; Am. Ord. 23-001, passed 1-18-23; Am. Ord. 24-030, 11-20-24)

§ 111.02 LOCAL LIQUOR CONTROL COMMISSIONER.

(A) The Mayor of the city shall be the Local Liquor Control Commissioner and shall be charged with the administration within the city of the appropriate provisions of this chapter. There shall be paid to the Local Liquor Commissioner an annual salary in the amount as may from time to time be fixed by the City Council in its annual municipal budget ordinance. If, due to potential conflict-of-interest, the Mayor should resign as Liquor Commissioner (so long as the City's population does not exceed 55,000), the City Council shall appoint a licensed attorney to serve as Local Liquor Control Commissioner.

(B) The Local Liquor Control Commissioner shall have the following powers, functions, and duties with respect to licenses:

(1) To grant, suspend for not more than 30 days, or revoke for cause all local licenses issued to persons for premises within his jurisdiction;

(2) To enter or to authorize any law enforcement officer to enter at any time upon any premises licensed hereunder to determine whether any of the provisions of this chapter or any rules or regulations adopted by him or by the State Commission have been or are being violated, and at such time to examine the premises of the licensee in connection therewith;

(3) To receive complaints from any citizen within his jurisdiction that any of the provisions of this chapter, or any rules or regulations adopted pursuant thereto, have been or are being violated, and act upon such complaints in the manner hereinafter provided;

(4) All powers and duties granted, or which may hereafter be granted, to the local liquor control commissioner by the state.

(5) To appoint any other member of the city council to serve as Deputy Local Liquor Control Commissioner, which person shall have full authority to exercise any of the powers and duties enumerated herein, except as the commissioner may specifically exclude by such appointment. Such Deputy Local Liquor Commissioner may be appointed to serve at the pleasure of the Local Liquor Commissioner but not beyond the term of officer of the appointing commissioner: and may be appointed either (a) to act in the absence of the Local Liquor Control Commissioner, or (b) to act in lieu of the Local Liquor Control Commissioner.

(`79 Code, § 111.005) (Ord. 832, passed 12-6-76; Am. Ord. 00-267(A), passed 9-19-00; Am. Ord. 21-002, passed 2-3-21)

§ 111.03 LICENSE REQUIRED.

It shall be unlawful to sell or offer for sale in the city any alcoholic liquor without having a license or in violation of the terms of such license.

(`79 Code, § 111.010) (Ord. 832, passed 12-6-76) Penalty, see § 111.99

§ 111.04 APPLICATIONS.

Applications for these licenses shall be made to the Local Liquor Control Commissioner. These applications shall be made in writing, and shall be signed by the applicant, if an individual, or by a duly authorized agent thereof, if a club or corporation, verified by oath or affidavit, and shall contain the following information and statements:

(A) The name, age, and address of the applicant, in the case of an individual; in the case of a copartnership, the persons entitled to share in the profits thereof; and in the case of a corporation for profit or a club, the date of incorporation, the objects for which it was organized, the names and addresses of the officers and directors, and if a majority interest of stock of such corporation is owned by no more than three persons or their nominees, the names, ages and addresses of those stockholders or nominees.

(B) The citizenship of the applicant, his place of birth, and, if a naturalized citizen, the time and place of his naturalization.

(C) The character of business of the applicant; and, in the case of a corporation, the objects for which it was formed.

(D) The length of time that the applicant has been in business of that character, or, in the case of the corporation, the date on which its charter was issued.

(E) The amount of goods, wares, and merchan-dise on hand at the time application is made.

(F) The location and description of the premises or place of business which is to be operated under such license.

(G) A statement as to whether applicant has made similar application for a similar license on premises other than described in this application, and the disposition of such application.

(H) A statement that applicant has never been convicted of a felony and is not disqualified to receive a license by reason of any matter or thing contained in this chapter, laws of the state, or ordinances of the city.

(I) Whether a previous license by any state or subdivision thereof, or by the federal government, has been revoked and the reasons for the revocation.

(J) A statement that the applicant will not violate any of the laws of the state or the United States in the conduct of his place of business.

(K) The class of license applied for.

(L) The nature of entertainment proposed to be offered within the premises if any.

(`79 Code, § 111.015) (Ord. 832, passed 12-6-76; Am. Ord. 01-335, passed 12-12-01)

§ 111.05 RESTRICTION ON LICENSES.

No license shall be issued to:

~~(A) A person who is not a resident of the city.~~

(A~~B~~) A person who is not of good character and reputation in the community in which he resides.

(B~~C~~) A person who is not a citizen of the United States.

(C~~D~~) A person who has been convicted of a felony under any federal or state law.

(D~~E~~) A person who has been convicted of being the keeper of or is the keeper of a house of ill-fame.

(E~~F~~) A person who has been convicted of pandering or other crime or misdemeanor opposed to decency and morality.

(F~~G~~) A person whose license issued under this chapter has been revoked for cause.

(G~~H~~) A person who at the time of application for renewal of any license issued hereunder would not be eligible for such license under a first application.

(H~~I~~) A co-partnership, unless all the members of such copartnership shall be qualified to receive a license.

(I~~J~~) A corporation, if any officer, manager, or director thereof, or any stockholder or stockholders owning in the aggregate more than 20% of the stock of such corporation, would not be eligible to receive a license hereunder for any reason other than citizenship and residence within the city.

(J~~K~~) A person whose place of business is conducted by a manager or agent unless the manager or agent possesses the same qualifications required of the licensee.

(K~~L~~) A person who does not own the premises for which the license is sought, or does not have a lease for the full period for which the license is to be used.

(L~~M~~) Any law-enforcing public official, Mayor, or any member of the City Council. No such official shall be interested in any way, either directly or indirectly, in the manufacture, sale, or distribution of alcoholic liquor.

(M~~N~~) Any person, association, or corporation not eligible for a state retail liquor dealer's license.

(N~~O~~) A person or a corporation if any of its officer, manager, or director thereof, or any stockholder or stockholders owning in the aggregate more than 20% of the stock of such corporation, owes any fine, fee, tax, or debt to the city. This prohibition applies to the renewal of such license unless the payment of such obligation is the subject of a bona fide lawsuit in state or federal court.

(`79 Code, § 111.020) (Ord. 832, passed 12-6-76; Am. Ord. 01-335, passed 12-12-01; Am. Ord. 20-026, passed 11-25-20)

§ 111.06 TERM OF LICENSES.

Each license shall terminate on December 31 next following its issuance.

(`79 Code, § 111.025) (Ord. 832, passed 12-6-76)

§ 111.07 EXAMINATION OF APPLICANT FOR LOCAL LICENSE.

Examination of applicant for local license and application charge:

(A) The Local Liquor Commissioner shall have the right to examine, or cause to be examined, under oath, any application for a local license or for a renewal thereof, or any licensee upon whom notice of revocation or suspension has been served as provided by statute, and to examine or cause to be examined the books and records of any such applicant or licensee, to hear testimony and take proofs for his or her information in the performance of his or her duties, and for such purpose to issue subpoenas which shall be effective in any part of this state. For the purpose of obtaining any of the information desired by the Local Liquor Control Commission under this section, he or she may authorize his or her agent to act on his or her behalf, as provided by statute.

(B) There shall be an initial application fee charge of $500 for a new application to a liquor license. This charge shall be paid at the time that the application is submitted to the Liquor License Commissioner. This fee is in addition to the costs of fingerprinting the applicant. This charge is not refundable. There shall be no application fee charged for a yearly application renewal.

(`79 Code, § 111.030) (Ord. 832, passed 12-6-76; Am. Ord. 01-330, passed 11-28-01; Am. Ord. 01-335, passed 12-12-01)

§ 111.08 LICENSE TYPES AND FEES.

Every person, firm, or corporation engaged in the retail sale of alcoholic liquor in the city shall pay an annual license fee. Such licenses shall be divided into the following classes:

(A) ~~(A)~~ BAR LICENSES

i. Class A-1. Class A-1 licenses shall authorize the retail sale of alcoholic liquor for consumption:

(a) On-premises only.

(b) On the premises for "flight" or tasting, or by glass or bottle.

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(c) Class A-1 licenses shall allow the giving away of alcoholic liquor, without charge, on the licensed premises in small and limited amounts for product tasting purposes.

(d) Class A-1 licenses shall not permit live entertainment on the premises.

(e) The annual fee for a Class A-1 license shall be $1,000, due and payable on or before December 31.~~ on or off the premises but shall not permit entertainment upon the premises. The annual fee for a Class A-1 license shall be $1,750, payable in two installments of $875 each, the first installment of which shall be deposited with the application for a license and the second installment to be due and payable on June 30 or December 31, whichever occurs first.~~

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ii. Class A-2. Class A-2 licenses shall authorize the retail sale of craft beer, wine, liquor, or spirits, for consumption either:

(a) On the premises, or off the premises in its original package.

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(b) On the premises for "flight" or tasting, or by glass or bottle.

(c) Class A-2 licenses shall allow the giving away of alcoholic liquor, without charge, on the licensed premises in small and limited amounts for product tasting purposes.

(d) Class A-2 licenses shall not permit live entertainment on the premises.

(e) If a bottle of wine is sold for consumption on the premises along with the purchase of food, the partially consumed bottle of wine can be removed from the premises as long as it complies with § 111.23 of this chapter.

(f) The annual fee for a Class A-2 license shall be $1,750, due and payable on or before December 31.

iii. Class A-3. Class A-3 licenses shall contain all of the same provisions and restrictions as a Class A-1 license, and will permit entertainment upon the premises. The annual fee for a Class A-3 license shall be $1,250, due and payable on or before December 31.

iv. Class A-4. Class A-4 licenses shall contain the same provisions and restrictions as a Class A-2 license, with the exception that a Class A-4 license shall permit live entertainment on the premises. The annual fee for a Class A-4 license shall be $2,000, due and payable on or before December 31.

(B) RESTAURANT LICENSES

i. Class B-1. Class B-1 licenses shall authorize the retail sale of alcoholic liquor for consumption:

(a) On-premises only.

(b) On the premises for "flight" or tasting, or by glass or bottle.

(c) Class B-1 licenses shall allow the giving away of alcoholic liquor, without charge, on the licensed premises in small and limited amounts for product tasting purposes.

(d) Class B-1 licenses shall not permit live entertainment on the premises.

(e) The premises of a Class B-1 license must conform to the requirements of a restaurant as hereinbefore defined in § 111.01(B) of this chapter.

(f) The annual fee for a Class B-1 license shall be $1,000, due and payable on or before December 31.

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ii. Class B-2. Class B-2 licenses shall authorize the retail sale of alcoholic liquor for consumption either:

(a) On premises or off the premises in its original package; or

(b) On the premises for "flight" or tasting, or by glass or bottle.

(c) Class B-2 licenses shall allow the giving away of alcoholic liquor, without charge, on the licensed premises in small and limited amounts for product tasting purposes.

(d) Class B-2 licenses shall not permit live entertainment on the premises.

(e) If a bottle of wine is sold for consumption on the premises along with the purchase of food, the partially consumed bottle of wine can be removed from the premises as long as it complies with § 111.23 of this chapter.

(f) The premises of a Class B-2 license must conform to the requirements of a restaurant as hereinbefore defined in § 111.01(B) of this chapter.

(g) The annual fee for a Class B-2 license shall be $1,750, due and payable on or before December 31.

iii. Class B-3. Class B-3 licenses shall authorize the retail sale of alcoholic liquor consumption on the premises only, with the same provisions and restrictions of a Class B-1 license, and will permit entertainment upon the premises. The annual fee for a Class B-3 license shall be $1,250, due and payable on or before December 31.

iv. Class B-4. Class B-4 licenses shall contain the same provisions and restrictions as a Class B-2 license, with the exception that a Class B-4 license shall permit live entertainment on the premises. The annual fee for a Class B-4 license shall be $2,000, due and payable on or before December 31.

v. Class B-5. Class B-5 licenses shall authorize the retail sale of beer and wine only for consumption:

(a) On the premises only.

(b) On the premises for "flight" or tasting, or by glass or bottle.

(c) Class B-5 licenses shall allow the giving away of alcoholic liquor, without charge, on the licensed premises in small and limited amounts for product tasting purposes.

(d) Class B-5 licenses shall not permit live entertainment on the premises.

(e) If a bottle of wine is sold for consumption on the premises along with the purchase of food, the partially consumed bottle of wine can be removed from the premises as long as it complies with § 111.23 of this chapter.

(f) The premises of a Class B-5 license must conform to the requirements of a restaurant as hereinbefore defined in § 111.01(B) of this chapter.

(g) The annual fee for a Class B-5 license shall be $1,000, due and payable on or before December 31.

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vi. Class B-6. Class B-6 licenses shall authorize the retail sale of alcoholic liquor for consumption either:

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(a) On premises or off the premises in its original package; or

(b) On the premises for "flight" or tasting, or by glass or bottle.

(c) Class B-6 licenses shall allow the giving away of alcoholic liquor, without charge, on the licensed premises in small and limited amounts for product tasting purposes.

(d) Class B-6 licenses shall not permit live entertainment on the premises.

(e) If a bottle of wine is sold for consumption on the premises along with the purchase of food, the partially consumed bottle of wine can be removed from the premises as long as it complies with § 111.23 of this chapter.

(f) The premises of a Class B-6 license must conform to the requirements of a restaurant as defined in § 111.01(B) of this chapter.

(g) The annual fee for a Class B-6 license shall be $1,750, due and payable on or before December 31.

vii. Class B-7. Class B-7 licenses shall contain the same provisions and restrictions as a Class B-5 license, with the exception that a Class B-7 license shall permit live entertainment on the premises. The annual fee for a Class B-7 license shall be $1,250, due and payable on or before December 31.

viii. Class B-8. Class B-8 licenses shall contain the same provisions and restrictions as a Class B-6 license, with the exception that a Class B-8 license shall permit

live entertainment on the premises. The annual fee for a Class B-8 license shall be $2,000, due and payable on or before December 31.

(C) SOCIAL/FRATERNAL CLUB LICENSES

i. Class C-1. Class C-1 licenses shall authorize the retail sale of alcoholic liquor by a bona fide social or fraternal organization or club organized under the laws of the state, and not for pecuniary profit, solely for the promotion of some common object other than the sale or consumption of alcoholic liquor, to its members, their guests, and/or functions officially sanctioned by the organization or club, for consumption:

(a) Only within the premises maintained by the club.

(b) On the premises for "flight" or tasting, or by glass or bottle.

(c) Class C-1 licenses shall allow the giving away of alcoholic liquor, without charge, on the licensed premises in small and limited amounts for product tasting purposes.

(d) Class C-1 licenses shall not permit live entertainment on the premises.

(e) The annual fee for a Class C-1 license shall be $400, due and payable on or before December 31.

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ii. Class C-2. Class C-2 licenses shall contain the same restrictions and provisions as a Class C-1 license except for the following: shall authorize the retail sale of craft beer, wine, liquor, or spirits, for consumption either:

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(a) On the premises maintained by the club, or off the premises in its original package; or

(f) The annual fee for a Class C-2 license shall be $1,150, due and payable on or before December 31.

iii. Class C-3. Class C-3 licenses shall be identical in provisions, restrictions and fees as Class C-1, except that Class C-3 licenses shall permit live entertainment on the premises.

iv. Class C-4. Class C-4 licenses shall be identical in provisions, restrictions and fees as Class C-2, except that Class C-4 licenses shall permit live entertainment on the premises.

(D) GENERAL PACKAGE LIQUOR STORE LICENSE. A Class D license shall authorize for a GENERAL PACKAGE LIQUOR STORE, which shall be defined as an establishment that sells and offers for sale at retail, in the premises specified in such license, alcoholic liquor in its original package only, but not for consumption on the premises where sold. No general package license shall be issued for a premises whose primary business is the sale of groceries or other products. Class D license shall not permit

entertainment. The annual fee for a Class D license shall be $1,500, due and payable on or before December 31.

(E) SPECIAL EVENTS LIQUOR LICENSE. A Class E license shall authorize the temporary retail sale of alcoholic liquor at any banquet, picnic, bazaar, fair or similar assembly or City-sponsored event where food or drink is sold, served or dispensed. Such licenses shall not permit the sale of any alcoholic liquors in any place where the sale thereof is prohibited by law or by City Code. Class E licenses shall also apply to Reception Halls with occupancy of fewer than 250 persons. Class E licenses shall only allow consumption on the premises described in the license, and only on the date(s) specified in the license application. The duration of this license shall not exceed three days, except that one Class E license application may specify all dates of a seasonal event (i.e. Car Shows) on the application. The fee for a Class E license shall be $31.25 per day, or $200 annual fee for each seasonal event (i.e. $200 for all car shows, $200 for all Fridays in the Park, etc.)

(F) WINE ONLY LICENSES

i. Class F-1. Class F-1 licenses shall authorize:

(a) The retail sale of wine only, for consumption only on the premises, and only by the glass or by the bottle;

(b) The conducting of wine tasting classes or seminars, at a nominal charge to cover the cost of the products tasted, on the licensed premises with service of small and limited amounts of products for tasting purposes only; and

(c) The giving away, without charge, on the licensed premises only, of wine only in small and limited amounts for tasting purposes only, immediately prior and incident to, the sale of the wine for consumption on the premises, but shall not permit live entertainment on the premises.

(d) Class F-1 license shall be issued only to establishments containing interior seating for not more than 32 persons.

(e) If a bottle of wine is sold for consumption on the premises, it cannot be removed from the premises containing any amount of wine, unless it complies with § 111.23 of this Chapter.

(f) The licensee shall also be allowed to sell imported beer, domestic specialty beer, liquor and spirits for use in specialty drinks that are ancillary to the sale or tasters of wine on the premises only. Beer cannot be sold from a tap.

(g) The annual fee for a Class F-1 license shall be $1,000, due and payable on or before December 31.

ii. Class F-2. Class F-2 licenses shall contain all the provisions and restrictions of a Class F-1 license, except that packaged sales of more than a bottle are permitted. The annual fee for a Class F-2 license shall be $1,750, due and payable on or before December 31.

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iii. Class F-3. Class F-3 licenses contain all of the provisions and restrictions of a Class F-2 license, except that live entertainment is permitted on the premises. The annual fee for a Class F-3 license shall be $1,250, due and payable on or before December 31.

iv. Class F-4. Class F-4 licenses shall contain all of the provisions and restrictions of a Class F-2 license, except that live entertainment is permitted on the premises. The annual fee for a Class F-4 license shall be $2,000, due and payable on or before December 31.

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(G) CONSUMER RETAIL/SERVICE ON-PREMISES CONSUMPTION LICENSES.

i. Class G-1. Class G-1 licenses shall authorize the retail sale of beer and wine by establishments whose primary business is to offer non-alcohol-related consumer goods and services. Examples of such establishments include beauty salons, health spas, art galleries, bookstores, arts and crafts schools while the licensee is conducting classes, or a similar leisure/entertainment business at which no classes are offered and conducted. Alcoholic liquor may only be offered for value and may not be offered by the licensee as an inducement to purchase any consumer good or service. The alcoholic liquor may only be consumed on the premises where sold. No opened liquor containers or bottles may be removed from the licensed premises with any amount of liquor contained in them. The annual fee for a Class G-1 license is $200, due and payable on or before December 31.

ii. Class G-2. Class G-2 licenses shall be identical to Class G-1 licenses, which the exception of authorizing the sale of spirits, in addition to beer and wine. The annual fee for a Class G-2 license is $400, due and payable on or before December 31.

(H) SPECIALTY OR PHARMACY STORES AND SUPERMARKET LICENSES

i. Class H-1. Class H-1 licenses shall be authorized for a SPECIALTY OR PHARMACY STORE, which shall be defined as "a retail store which sells food products and nonfood items or other similar business that is not primarily engaged in the sale of alcoholic beverage with a minimum of 1,000 sq. ft. of floor space up to a maximum of 13,999 sq. ft. of floor space used for the display and sale of food products and other nonfood items," so long as the specialty or pharmacy store meets the following restrictions:

(a) For a pharmacy store only, sales are limited to packaged beer (not separated from original packaging) and wine.

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(b) No entertainment on the premises.

(c) All liquor must be checked and rung up at a cash register by an employee who is at least 21 years of age.

(d) No liquor can be consumed on the premises or in the parking lot, except a specialty store that is immediately adjacent to a liquor licensed restaurant may allow for on-site consumption of alcoholic liquor in conjunction to the service of a meal from the adjacent restaurant as long as the restaurant and the specialty shop are owned and operated by the same person(s) or entity.

(e) Tasting or sampling of beer or wine on the premises shall be prohibited.

(f) For a pharmacy store only, liquor must be displayed and/or sold in a separate area or aisle from other merchandise sold or displayed in the store.

(g) The annual fee for an H-1 license shall be $750 due and payable on or before December 31.

ii. Class H-2. Class H-2 licenses are identical to Class H-1 with the addition of the authorization of liquor tasting/sampling. The giving away of small quantities of liquor for tasting purposes only prior to the sale of liquor shall be authorized. The annual fee for an H-2 license shall be $1050, due and payable on or before December 31.

iii. Class H-3. Class H-3 licenses shall be authorized for a SUPERMARKET, which shall be defined as "a retail store which sells primarily food products and some nonfood items with at least 10,000 square feet of floor space used for the display and sale of food products and other nonfood items," so long as the supermarket meets the following restrictions:

(a) The alcoholic liquor sales area shall not exceed 5% of the total sales area devoted to retail sales. The AREA DEVOTED TO RETAIL SALES shall be defined as the square foot of floor space used for display and stocking of merchandise, excluding any storeroom where patrons or customers are prohibited, and shall include all shelving and refrigerators and coolers accessible to the public, patrons or customers. The area of floor space devoted to the sale of alcoholic liquor shall be measured from the center of the aisle to the wall or dividing partition of any aisle if only one side of the aisle is used for display or sale of alcoholic liquor, or from wall to wall or partition if both sides of any aisle is used for display or sale of alcoholic liquor.

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(b) The liquor storage area where the public patrons or customers are prohibited must be separated and secured from other merchandise.

(c) Alcoholic liquor must be displayed and/or sold in a separate area or aisle from other merchandise sold or displayed in the store.

(d) All liquor must be sold during hours in compliance with hours for the sale of liquor under existing ordinances.

(e) All liquor must be checked and rung up at a cash register by an employee who is at least 21 years of age.

(f) No liquor can be consumed on the premises or in the parking lot.

(g) There shall be no live entertainment on the premises.

(h) The annual fee for an H-3 license shall be $1,500 due and payable on or before December 31.

iv. Class H-4. Class H-4 licenses shall be identical to Class H-3 with the addition of the authorization of liquor tasting/sampling. The giving away of small quantities of liquor for tasting purposes only prior to the sale of liquor shall be authorized. The annual fee for an H-4 license shall be $1800, due and payable on or before December 31.

(I) RENTAL HALL LICENSES. Class I licenses shall authorize the retail sale of alcoholic liquors only for consumption on the specified premises and shall permit entertainment on the premises, if the premises conform to the requirements of a rental hall as hereinbefore defined in § 111.01 (B) of this chapter. The annual fee for a Class I license shall be $1,000, due and payable on or before December 31.

(J) HOTEL LICENSES. Class J licenses shall authorize the retail sale of alcoholic liquors only for consumption on the specified premises and shall permit entertainment on the premises, if the premises conform to the requirements of a hotel as hereinbefore defined in § 111.01 (B) of this chapter. The annual fee for a Class J license shall be $1,500 for each permanent location or place under the same roof in which the hotel shall be located; provided, that nothing contained in this chapter shall be so construed as to prevent any hotel operator, licensed under the provisions of this article, from serving alcoholic liquors to registered guests in any room, designed for temporary and permanent habitation with sleeping accommodation and bathing amenities, if such liquor so served shall be kept in any served from a licensed location, place or premises in the hotel. The annual license fee is due and payable on or before December 31.

(K) BREW PUB LICENSES.

i. Class K-1. K-1 licenses shall authorize the manufacturing or brewing and storage of beer on the licensed premises for sale to importing distributors, distributors, and to non-licensees for use and consumption only, the retail sale of alcoholic liquor for consumption on the premises and in the original package for consumption off the premises, the retail sale of beer brewed or manufactured on the licensed premises for consumption on the premises and in its original package for consumption off the premises, and shall include a full kitchen and such facility shall be properly licensed as a food service establishment. During authorized hours of business, Class K-1 licensees (Brew Pubs) may offer for onsite consumption samples of beer brewed or manufactured on the licensed premises by the licensee and permitted to be sold pursuant to this classification. Licensees shall not provide more than three free samples; no single sample of beer shall exceed two ounces. Said tasting shall be for the purpose of disseminating product information and education with consumption of beer being an incidental part of the presentation. Sampling shall be under the supervision of the license holder or duly

authorized agent and be conducted in a manner which will confine the consumption on the licensed premises solely for the purpose of providing samples in connection with anticipated sales. This class shall not permit entertainment on the licensed premises and the licensee shall maintain in good standing a State of Illinois brew pub license as required and authorized under the Illinois Liquor Control Act (235 ILCS Act 5, §§ 1 et seq.), as amended. The annual fee for a Class K-1 license shall be $1,000, due and payable on or before December 31.

ii. Class K-2. Class K-2 licenses shall be identical to Class K-1 with the addition of authorizing live entertainment on the premises. The annual fee for a Class K-2 license shall be $1,200, due and payable on or before December 31.

(L) CRAFT BREWERY LICENSES

i. Class L-1. Class L-1 (Craft Brewery) licenses shall authorize the retail sale of beer or cider for consumption on the premises and also authorize the retail sale of beer or cider in its original package for consumption off the premises, and may include a full kitchen provided such facility is properly licensed as a food service establishment. The licensee shall maintain in good standing a State of Illinois Class 1 Brewer or Class 2 Brewer license authorized under the Illinois Liquor Control Act (235 ILCS Act 5, §§ 1 et sea), as amended. During authorized hours of business. Class L-1 or L-2 licensee may offer for onsite consumption samples of beer brewed or manufactured on the licensed premises by the licensee and permitted to be sold pursuant to this classification. Licensees shall not provide more than three free samples; no single serving of beer shall exceed two ounces. Said tasting shall be for the purpose of disseminating product information and education with consumption of beer being an incidental part of the presentation. Sampling shall be under the supervision of the license holder or duly authorized agent and be conducted in a manner which will confine the consumption on the licensed premises solely for the purpose of providing samples in connection with anticipated sales. Live entertainment shall not be permitted with a Class L-1 license. The annual fee for a Class L-2 license shall be $1,000, due and payable on or before December 31.

ii. Class L-2. Class L-2 licenses shall contain all of the provisions and restrictions of a Class L-1 license, with the addition of authorizing live entertainment on the premises. The annual fee for a Class L-2 license shall be $1,250, due and payable on or before December 31.

(M) CRAFT DISTILLERY LICENSES

i. Class M-1. Class M-1 (Craft Distillery) licenses shall authorize the on-site production and storage of alcoholic liquor beverages, including specifically spirits and wine, in quantities not to exceed the number of gallons authorized for production each year by a craft distillery and limited wine manufacturer in the Liquor Control Act of 1934 (235 ILCS Act 5, §§ 1 et seq.) for sale by the

bottle in its original package for consumption off the premises or by the glass for consumption in an accessory tasting room or retail outlet. A tasting room or retail outlet may allow patrons to taste samples of products manufactured on site, and to purchase products by the glass or bottle for either on site consumption or in its original package for consumption off the premises, and to purchase related sales items. Up to three samples, consisting of no more than:

(a) One-quarter-ounce of distilled spirits; or

(b) One ounce of wine, may be served to a consumer in one day. A Class M-1 licensee must have a valid craft distiller license, and, if applicable, a limited wine manufacturer's license, from the State of Illinois. Sales of food and nonalcoholic beverages are permitted. The annual fee for a Class M-1 license shall be $1,000, due and payable on or before December 31.

ii. Class M-2. Class M-2 licenses are identical in provisions and restrictions as a Class M-1 license, with the exception of authorizing live entertainment on the premises. The annual fee for a Class M-2 license shall be $1,250, due and payable on or before December 31.

(N) EVENTS ON PUBLICLY OWNED PROPERTY. Class N licenses shall authorize the retail sale of alcoholic liquor for consumption on the premises and shall permit entertainment on the premises for indoor or outdoor events open to the public or to invitees. This license shall only be applicable to events held on a publicly owned property. The annual fee for such license shall be $500, due and payable on or before December 31.

i. Applicants for a Class N license shall submit proof of adequate dram shop insurance as required by the Illinois Liquor Control Act of 1934. as it is now or may hereafter be amended, and sufficient proof from the public entity that owns the property indicating that the licensee is authorized to use the property for such events. In addition to the regulations imposed upon other licenses in this chapter:

(a) Class N license shall be subject to the following:

1. To protect public order, licensee shall provide adequate security measures where alcoholic liquor is dispensed and each server must complete BASSET training as required by the Illinois Liquor Control Act.

2. To protect persons serving the alcoholic liquor, all licensees shall provide a reasonably substantial structure across which the alcoholic liquor shall be served.

3. Consumption of alcoholic liquor shall be restricted to a confined area which may be all or an appropriate part of the grounds or rooms in which the events will be conducted. The

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licensee shall designate in the application, the area in which alcoholic liquor will be consumed and the means to be used to confine the area. A drawing shall be submitted with the application, showing the layout of the area. The licensee shall provide personnel at all exits as reasonably possible to ensure that alcoholic liquor is not taken from the area. The licensee shall provide effective supervision to ensure against the transfer of alcoholic liquor to minors.

(b) Prior to the sale of any alcoholic liquor, the licensee shall contact the appropriate fire district and city building official for inspection of the premises. The licensee shall see that the occupancy limit is complied with.

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(O) TRUCK STOP AND LARGE TRUCK STOP LICENSES. Class O licenses shall be authorized for facilities whose operation or proposed operation meets the definition of truck stop and large truck stop as defined in the Illinois Video Gaming Act, 230 ILCS 40/5 , with the exception of Class O-1 as defined below.

i. Class O-1. Class O-1 licenses shall authorize the retail sale of packaged alcoholic liquor with the following restrictions: beer (not separated from original packaging) and no alcohol shall be sold packaged in mini- sized alcoholic liquor less than three ounces regardless of whether sold in an individual single bottle or in bulk packing of the mini-sized alcoholic liquor. No alcoholic beverages can be consumed on the premises or in the parking lot. The hours of sales for the retail sale of packaged beer (not separated from original packaging) and wine shall be sold during hours in compliance with the hours for the sale of liquor as prescribed under § 111.15. Class O-1 licenses must be at least a 1.5-acre gas station facility with fuel pumps and a convenience store with a separate diesel island for fueling commercial motor vehicles. Class O-1 licenses shall not be for facilities with video gaming approved by the City Council. The annual fee for Class O-1 liquor license shall be $1,500 due and payable on or before December 31.

ii. Class O-2. Class O-2 licenses shall be identical to Class O-1 licenses in its provisions and restrictions, except that Class O-2 licenses are to issued when video gaming has been approved for the facility by City Council. The annual fee for Class O-2 liquor license shall be $2,000 due and payable on or before December 31.

iii. Class O-3. Class O-3 licenses shall be issued to those facilities meeting the definition of a large truck stop, and for whom video gaming has been approved. The package sales requirements of a Class O-3 license are identical to those contained in Class O-1 licenses. The annual fee for Class O-3 liquor license shall be $5,000 due and payable on or before December 31.

(P) SPORTS STADIUM LICENSE. Class P licenses shall authorize the retail sale of alcoholic liquors for consumption on the premises of a stadium. The annual fee for

such license shall be $1,000, due and payable on or before December 31. The sale, service, and consumption of alcoholic beverages shall be limited to the area in which non-alcoholic beverages and packaged food including, but not limited to, snacks, popcorn, chips or heated food such as pizzas will be sold and consumed. The licensee shall be limited to selling and serving no more than two drinks of alcoholic liquor at one time to one person. The sale and consumption of alcoholic liquors shall be limited to the hours prescribed in § 111.15 of this chapter. Within one year from the issuance of the liquor license, the licensee shall expand food sales to on-site prepared food items such as, but not limited to, chicken wings, fries, hot dogs, hamburgers, or other meal options.

(Q) BYOB/BOTTLE CLUB. Class Q licenses are for those facilities that meet the definition of Bottle Club as contained in § 11.01(B). Class Q licenses authorize the consumption of beer or wine only brought onto the premises by a person 21 years of age or older for personal consumption. The consumption of beer and wine is restricted to the licensed premises. The licensee may charge a corkage fee to its patron. No more than one (1) 750 ml bottle of wine per patron, or no more than thirty-six (36) ounces of beer per patron, (unopened) shall be permitted to be brought into the premises. The sale of beer, wine, spirits, and all other types of alcoholic liquor to patrons of the licensed establishment shall be prohibited. Patrons are prohibited from taking any opened alcoholic liquor outside of the premises, except for a re-corked wine bottle that complies with the requirements in § 111.23. The licensee, on-site manager(s) or its BASSET trained staff shall be responsible for opening the beer or wine bottles or containers brought into the licensed premises by patrons, and may provide glasses to patrons as part of their service. The annual fee for a class Q license shall be $1,000 due and payable on or before December 31.

(S) SUPPLEMENTAL LICENSES FOR OUTDOOR DRINKING AREAS

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i. Class S-1. Class S-1 Supplemental licenses are only to be issued to valid license holders in Classes A, B, C, F, K, L, and M. Upon issuance, an outdoor liquor permit will entitle the holder of the aforementioned liquor license the ability to sell alcoholic liquors as authorized by his or her primary classification, outside of the permanent structure of his or her premises, provided the following conditions are met:

(a) Outdoor areas where liquor is served shall comply with all applicable sections of the municipal code.

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(b) Outdoor area for restaurant and/or bars (large) or outdoor eating and/or drinking permit --if located on a rooftop-- shall have a valid special use permit as required per § 156.124.

(c) Permanent or temporary structures erected in association with the outdoor area shall comply with all district zoning requirements.

(d) A pedestrian barrier is required for all outdoor areas where alcohol is served. In public right-of-way, the barrier is not to exceed 42 inches. When

located on private property, the barrier is not to exceed six feet, and solid-style fencing may be required and designed in such a manner so that the vision of a person on either side of the fence is obscured when viewing through the fence.

(e) Access to the outdoor area is restricted (e.g., fully enclosed with access from the interior of the establishment only) or monitored by employees at all times to prevent the passing of beverages to patrons off the premise, to prevent open containers of alcoholic liquor from being removed from the designated area, and to ensure persons under the age of 21 do not consume alcoholic beverages.

(f) Hours of operation for the sale and consumption of liquor in the outdoor area shall adhere to the primary liquor license governing the establishment, but in no such case shall the outdoor hours exceed the hours of operation for the principal use. If any persons other than the licensee or licensee's employees are in the outdoor area after the aforementioned hours and there are alcoholic beverages in any form or container other than in the corked or re-closed place of display or storage, it shall be presumed that a violation of this section has occurred. All unfinished drinks shall be cleared from the outdoor area within ten minutes after closing time of the area. Licensee shall maintain the surrounding sidewalk and other public walkways or rights-of-way around the outdoor area free from garbage and litter, regardless of its source. Failure to keep the outdoor area and surrounding public area and/or right-of-way free from garbage and litter shall be subject the licensee to being invoiced and liable for the cost of any remedial measures and/or fines.

(g) Music shall be permitted in an outdoor area for a restaurant and/or bar according the provisions contained in § 156.124, provided no music of any kind may be played or broadcast from the outdoor area or within the permanent structure that is of such a volume so as to disturb the neighborhood in any manner.

(h) No sales or dispensing of alcoholic liquor may be made from the outside area or permanent structure to any person upon adjoining property, public street, sidewalk or alley, and no alcoholic liquor served in an open container may be removed from the outdoor area permanent structure.

(i) Proof of dram insurance coverage on the outside area must be submitted with the complete application.

(j) Adequate security must be provided by the licensee.

(k) Nothing in this provision absolves or eliminates the requirement for the licensee to comply with the Smoke Free Illinois Act, ILCS Ch. 418, Act 82, 1 et seq., including but not limited to, prohibiting cigar or cigarette smoking, vaping, and the use of an electronic cigarette device, within 15 feet from the building, doors and windows that open, and any ventilation intakes.

(l) Liquor licensees that allow patrons to smoke outdoors must ensure that the patrons are smoking in a designated smoking shelter that complies with the guidelines from the Will County Health Department and the Smoke Free Illinois Act. The designated a smoking shelter must be approved by the city's Community and Economic Development.

(m) Fee. The annual fee for an outdoor liquor permit for each outdoor area shall be $125.

(n) Annual review. For rooftop areas that require a Special Use Permit, the Community and Economic Development Department will review and approve yearly outdoor liquor license renewals prior to issuance, to ensure compliance with zoning codes and previously issued building permits for the outdoor area. Any inspection necessitate by such review may require an inspection fee at the rates currently set by ordinance or policy.

ii. Class S-2. Class S-2 licenses (Sidewalk Café Supplemental License) shall contain all of the same provisions and restrictions as Class S-1 licenses, with the following exceptions:

(a) Sidewalk cafés shall meet the provisions set forth in §§ 91.80 et seq.

(b) No cigar or cigarette smoking, vaping, or use of an electronic or other devices for tobacco, hookah, weed, including cannabis, herbs or any other lighted or burned chemical product that emits vapor, smoke or fume, shall be allowed in the outdoor area located on public sidewalks (sidewalk cafés), except any asthma inhaler prescribed by a physician for that condition, and marketed and sold solely for that approved purpose.

(c) Fee. The annual fee for an outdoor liquor permit for each sidewalk area shall be $150. The application for a sidewalk café must have a site plan/drawing to be reviewed by the liquor commissioner. If, in the commissioner's sole discretion, it is deemed necessary, the sidewalk café must meet the requirements of § 91.81, complete with Planning Department inspection. If required, said Planning Department inspection shall have a fee at the rates then set by ordinance or policy.

~~(B) Class A-2.~~

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(1) Class A-2 licenses shall authorize the retail sale of craft beer, wine, liquor, or spirits, for consumption either:

(a) Off the premises in its original package or for wine only, in a partially consumed bottle of wine that complies requirements prescribed below in division (B)(4); or

(b) On the premises for "flight" or tasting, or by glass or bottle.

(2) Class A-2 license shall allow the giving away, without charge, on the licensed premises in small and limited amounts for product tasting purposes.

(3) Class A-2 license shall permit live entertainment on the premises.

(4) If a bottle of wine is sold for consumption on the premises along with the purchase of food, the partially consumed bottle of wine can be removed from the premises as long as it complies with § 111.23 of this chapter.

(5) The annual fee for a Class A-2 license shall be $2,000, payable in two installments of $1,000 each, the first installment of which shall be deposited with the application for a license, and the second installment to be due and payable on June 30 or December 31, whichever occurs first.

(C) Class B-1. Class B-1 licenses shall authorize the retail sale of alcoholic liquor for consumption on the premises and further provided that there shall be no entertainment upon the premises. The annual fee for a Class B-1 license shall be $1,000, payable in two installments of $500 each; the first installment of which shall be deposited with the application for a license and the second installment to be due and payable on June 30 or December 31, whichever occurs first.

(D) Class B-2. Class B-2 licenses shall authorize the retail sale of alcoholic liquor for consumption on the premises and shall permit entertainment on the premises. The annual fee for a Class B-2 license shall be $1,250, payable in two installments of $625 each, the first installment of which shall be deposited with the application for a license and the second installment to be due and payable on June 30 or December 31, whichever occurs first.

(E) Class C-1. Class C-1 licenses shall authorize the retail sale of alcoholic liquor for consumption on the specified premises and shall not permit entertainment on the premises, if the premises conform to the requirements of a restaurant as hereinbefore defined in § 111.01(B) of this chapter. The annual fee for a Class C-1 license shall be $1,000, payable in two installments of $500 each, the first installment of which shall be deposited with the application for a license and the second installment to be due and payable on June 30 or December 31, whichever occurs first.

(F) Class C-2.

(1) Class C-2 licenses shall authorize the retail sale of alcoholic liquor for consumption on the specified premises and permit entertainment on the premises, if the premises conform to the requirements of a restaurant as hereinbefore defined in § 111.01 (B) of this chapter. The annual fee for a Class C-2 license shall be $1,250, payable in two installments of $625 each, the first installment of which shall be deposited with the application for a

~~license and the second installment to be due and payable on June 30 or December 31, whichever occurs first.~~

~~(2) Supplemental license one may be issued to a holder of a Class C-2 license that authorizes the retail sale of packaged and originally sealed wine or packaged or originally sealed craft beer or other similar limited released beer, for off-site consumption, that is sold in conjunction at an event in which a portion of the sales is given to a non-profit charitable, civic, fraternal, educational, or benevolent organization. The annual fee for this supplemental license will be $200. To apply for this supplemental license, the licensee shall file its request in writing with the Local Liquor Control Commissioners. A non-refundable application fee of $50 shall be paid by the licensee requesting this supplemental license. Upon review of the application, the Local Liquor Control Commissioner, will deny or grant such application within 30 days. Factors including, but not limited to prior history of compliance or cooperation with the city in the operation of such licensed establishment may be used in consideration to grant to deny the application for this supplemental license.~~

~~(G) Class D-1. Class D-1 licenses shall authorize the retail sale of alcoholic liquor by a bona fide social or fraternal organization or club organized under the laws of the state, and not for pecuniary profit, solely for the promotion of some common object other than the sale or consumption of alcoholic liquor, to its members, their guests, and/or functions officially sanctioned by the organization or club, for consumption within the premises maintained by the club, and which shall not permit entertainment. The annual fee for a Class D-1 license shall be $400, payable in two installments of $200 each, the first installment of which shall be deposited with the application for a license and the second installment to be due and payable on June 30 or December 31, whichever occurs first.~~

~~(H) Class D-2. Class D-2 licenses shall authorize the retail sale of alcoholic liquor by a bona fide social or fraternal organization or club organized under the laws of the state, and not for pecuniary profit, solely for the promotion of some common object other than the sale or consumption of alcoholic liquor, to its members, their guests, and/or functions officially sanctioned by the organization or club, for consumption within the premises maintained by the club, and shall permit entertainment. The annual fee for a Class D-2 license shall be $400, payable in two installments of $200 each, the first installment of which shall be deposited with the application for a license and the second installment to be due and payable on June 30 or December 31, whichever occurs first.~~

~~(I) Class E. Class E license shall authorize for a GENERAL PACKAGE LIQUOR STORE, which shall be defined as an establishment that sells and offers for sale at retail, in the premises specified in such license, alcoholic liquor in its original package only, but not for consumption on the premises where sold. No general package license shall be issued for a premises whose primary business is the sale of groceries or other products. Class E license shall not permit entertainment. The annual fee for a Class E license shall be $1,500, payable in two installments of $750 each, the first installment of which shall be deposited with the application for a license, and the second installment to be due and payable on June 30 or December 31, whichever occurs first.~~

~~(J) Class F. Class F licenses shall authorize the retail sale of alcoholic liquor by bona fide social, fraternal, or charitable organizations only, and only on special occasions and only for consumption on the premises described in the license. The duration of this license shall not exceed three days. The fee for a Class F license shall be $31.25 per day.~~

~~(K) Class G-1.~~

~~(1) Class G-1 licenses shall authorize:~~

~~(a) The retail sale of wine only, for consumption either:~~

~~1. Off the premises, or~~

~~2. On the premises only by the glass or by the bottle;~~

~~(b) The conducting of wine tasting classes or seminars, at a nominal charge to cover the cost of the products tasted, on the licensed premises with service of small and limited amounts of products for tasting purposes only; and~~

~~(c) The giving away, without charge, on the licensed premises only, of wine only in small and limited amounts for tasting purposes only, immediately prior and incident to, the sale of the wine in the original package for consumption off the premises, but shall not permit live entertainment on the premises.~~

~~(2) Class G-1 license shall be issued only to establishments containing interior seating for not more than 32 persons.~~

~~(3) If a bottle of wine is sold for consumption on the premises, it cannot be removed from the premises containing any amount of wine.~~

~~(4) The licensee shall also be allowed to sell imported beer, domestic specialty beer, liquor and spirits for use in specialty drinks that are ancillary to the sale or tasters of wine on the premises only. Beer cannot be sold from a tap.~~

~~(5) The annual fee for a Class G-1 license shall be $1,000, payable in two installments of $500 each, the first installment of which shall be deposited with the application for a license, and the second installment to be due and payable on December 31, whichever occurs first.~~

~~(L) Class G-2 and Class G-3.~~

~~(1) Class G-2 license.~~

~~(a) Class G-2 licenses shall authorize:~~

~~1. The retail sale of wine only, for consumption either:~~

~~a. Off the premises, or~~

~~b. On the premises only by the glass or by the bottle;~~

2. The conducting of wine tasting classes or seminars, at a nominal charge to cover the cost of the products tasted, on the licensed premises, with service of small and limited amounts of products for tasting purposes only; and

3. The giving away, without charge, on the licensed premises only, of wine only in small and limited amounts for tasting purposes only, immediately prior and incident to, the sale of the wine in the original package for consumption off the premises, but shall permit live entertainment on the premises.

(b) Class G-2 license shall be issued only to establishments containing interior seating for not more than 32 persons.

(c) If a bottle of wine is sold for consumption on the premises, it cannot be removed from the premises containing any amount of wine.

(d) The licensee shall also be allowed to sell imported beer, domestic specialty beer, liquor and spirits for use in specialty drinks that are ancillary to the sale or tasters of wine on the premises only. Beer cannot be sold from a tap.

(e) The annual fee for a Class G-2 license shall be $1,250, payable in two installments of $625 each, the first installment of which shall be deposited with the application for a license, and the second installment to be due and payable on December 31, whichever occurs first.

(2) Class G-3 license.

(a) Class G-3 licenses shall authorize:

1. The retail sale of wine only, for consumption on the premises, and then only in containers of not more than four ounces.

2. The giving away, without charge, on the licensed premises only, of wine only in containers of not more than four ounces.

(b) Class G-3 Licenses shall be issued only to establishments classified as health spas as defined herein.

(c) No more than two four-ounce glasses, either complimentary or for purchase, shall be made to any one individual within a 24-hour period.

(d) The annual fee for a Class G-3 license shall be $200, payable in two installments of $100 each, the first installment of which shall be deposited with the application for a license, and the second installment to be due and payable on June 30 or December 31, whichever occurs first.

(M) Class H.

(1) Class H-1. Class H-1 licenses shall be authorized for a SPECIALTY OR PHARMACY STORE, which shall be defined as "a retail store which sells food products and nonfood items or other similar business that is not primarily engaged in the sale of alcoholic beverage with a minimum of 1,000 sq. ft. of floor space up to a maximum of 13,999 sq. ft. of

floor space used for the display and sale of food products and other nonfood items," so long as the specialty or pharmacy store meets the following restrictions:

(a) For a pharmacy store only, sales are limited to packaged beer (not separated from original packaging) and wine.

(b) No entertainment on the premises.

(c) All liquor must be checked and rung up at a cash register by an employee who is at least 21 years of age.

(d) No liquor can be consumed on the premises or in the parking lot, except a specialty store that is immediately adjacent to a liquor licensed restaurant may allow for on-site consumption of alcoholic liquor in conjunction to the service of a meal from the adjacent restaurant as long as the restaurant and the specialty shop are owned and operated by the same person(s) or entity.

(e) For a pharmacy store only, tasting or sampling of beer or wine on the premises shall be prohibited.

(f) For a pharmacy store only, liquor must be displayed and/or sold in a separate area or aisle from other merchandise sold or displayed in the store.

(g) The annual fee for an H-1 license shall be $750 and shall be payable in two installments of $375 each. The first installment of $375 shall be deposited with the application for a license and second installment to be due and payable on June 30 or December 31, whichever occurs first.

(2) Class H-2. Class H-2 licenses shall be authorized for a SUPERMARKET, which shall be defined as "a retail store which sells primarily food products and some nonfood items with at least 10,000 square feet of floor space used for the display and sale of food products and other nonfood items," so long as the supermarket meets the following restrictions:

(a) The alcoholic liquor sales area shall not exceed 5% of the total sales area devoted to retail sales. The AREA DEVOTED TO RETAIL SALES shall be defined as the square foot of floor space used for display and stocking of merchandise, excluding any storeroom where patrons or customers are prohibited, and shall include all shelving and refrigerators and coolers accessible to the public, patrons or customers. The area of floor space devoted to the sale of alcoholic liquor shall be measured from the center of the aisle to the wall or dividing partition of any aisle if only one side of the aisle is used for display or sale of alcoholic liquor, or from wall to wall or partition if both sides of any aisle is used for display or sale of alcoholic liquor.

(b) The liquor storage area where the public patrons or customers are prohibited must be separated and secured from other merchandise.

(c) Alcoholic liquor must be displayed and/or sold in a separate area or aisle from other merchandise sold or displayed in the store.

(d) All liquor must be sold during hours in compliance with hours for the sale of liquor under existing ordinances.

(e) All liquor must be checked and rung up at a cash register by an employee who is at least 21 years of age.

(f) No liquor can be consumed on the premises or in the parking lot.

(g) There shall be no live entertainment on the premises.

(3) The annual fee for an H-2 license shall be $1,500 and shall be payable in two installments of $750 each. The first installment of $750 shall be deposited with the application for a license, and the second installment to be due and payable on June 30 or December 31, whichever occurs first.

(N) Class J.

(1) Class J-1 licenses shall authorize the retail sale of beer and wine only for consumption on the specified premises and shall not permit entertainment on the premises, if the premises conform to the requirements of a restaurant as hereinbefore defined in § 111.01 (B) of this chapter. The annual fee for a Class J-1 license shall be $1,000, payable in two installments of $500 each, the first installment of which shall be deposited with the application for a license and the second installment to be due and payable on June 30 or December 31, whichever occurs first.

(2) Class J-2 licenses shall authorize the retail sale of beer and wine only for consumption on the specified premises and permit entertainment on the premises, if the premises conform to the requirements of a restaurant as hereinbefore defined in § 111.01 (B) of this chapter. The annual fee for a Class J-2 license shall be $1,250, payable in two installments of $625 each, the first installment of which shall be deposited with the application for a license and the second installment to be due and payable on June 30 or December 31, whichever occurs first.

(O) Class K.

(1) Class K-1 licenses shall authorize the retail sale of alcoholic liquors only for consumption on the specified premises and shall permit entertainment on the premises, if the premises conform to the requirements of a rental hall as hereinbefore defined in § 111.01 (B) of this chapter. The annual fee for a Class K-1 license shall be $1,000, payable in two installments of $500 each, the first installment of which shall be deposited with the application for a license and the second installment to be due and payable on June 30 or December 31, whichever occurs first.

(2) Class K-2 licenses shall authorize the retail sale of alcoholic liquors only for consumption on the specified premises and shall permit entertainment on the premises, if the premises conform to the requirements of a hotel as hereinbefore defined in § 111.01 (B) of this chapter. The annual fee for a Class K-2 license shall be $1,500 for each permanent location or place under the same roof in which the hotel shall be located; provided, that nothing contained in this chapter shall be so construed as to prevent any

hotel operator, licensed under the provisions of this article, from serving alcoholic liquors to registered guests in any room, designed for temporary and permanent habitation with sleeping accommodation and bathing amenities, if such liquor so served shall be kept in any served from a licensed location, place or premises in the hotel. The annual license fee is payable in two installments of $750 each, the first installment of which shall be deposited with the application for a license and the second installment to be due and payable on June 30 or December 31, whichever occurs first.

(P) Class L. During authorized hours of business. Class L-1 or L-2 licensee may offer for onsite consumption samples of beer brewed or manufactured on the licensed premises by the licensee and permitted to be sold pursuant to this classification. Licensees shall not provide more than three free samples; no single serving of beer shall exceed two ounces. Said tasting shall be for the purpose of disseminating product information and education with consumption of beer being an incidental part of the presentation. Sampling shall be under the supervision of the license holder or duly authorized agent and be conducted in a manner which will confine the consumption on the licensed premises solely for the purpose of providing samples in connection with anticipated sales.

(1) Class L-1 (Brew Pub) license shall authorize the manufacturing or brewing and storage of beer on the licensed premises for sale to importing distributors, distributors, and to non-licensees for use and consumption only, the retail sale of alcoholic liquor for consumption on the premises and in the original package for consumption off the premises, the retail sale of beer brewed or manufactured on the licensed premises for consumption on the premises and in its original package for consumption off the premises, and shall include a full kitchen and such facility shall be properly licensed as a food service establishment. This class shall permit entertainment on the licensed premises and the licensee shall maintain in good standing a State of Illinois brew pub license as required and authorized under the Illinois Liquor Control Act (235 ILCS Act 5, §§ 1 et seq.), as amended. The annual fee for a Class L-1 license shall be $1,250, payable in two installments of $625 each, the first installment of which shall be deposited with the application for a license and the second installment to be due and payable on June 30 or December 31, whichever occurs first.

(2) Class L-2 (Craft Brewery) license shall authorize the retail sale of beer or cider for consumption on the premises and also authorize the retail sale of beer or cider in its original package for consumption off the premises, and may include a full kitchen provided such facility is properly licensed as a food service establishment. The licensee shall maintain in good standing a State of Illinois Class 1 Brewer or Class 2 Brewer license authorized under the Illinois Liquor Control Act (235 ILCS Act 5, §§ 1 et seq), as amended. The annual fee for a Class L-2 license shall be $1,000, payable in two installments of $500 each, the first installment of which shall be deposited with the application for a license and the second installment to be due and payable on June 30 or December 31, whichever occurs first.

(3) Class L-3 (Craft Distillery) license shall authorize the on-site production and storage of alcoholic liquor beverages, including specifically spirits and wine, in quantities not to exceed the number of gallons authorized for production each year by a craft

distillery and limited wine manufacturer in the Liquor Control Act of 1934 (235 ILCS Act 5, §§ 1 et seq.) for sale by the bottle in its original package for consumption off the premises or by the glass for consumption in an accessory tasting room or retail outlet. A tasting room or retail outlet may allow patrons to taste samples of products manufactured on site, and to purchase products by the glass or bottle for either on site consumption or in its original package for consumption off the premises, and to purchase related sales items. Up to three samples, consisting of no more than:

(a) One quarter ounce of distilled spirits; or

(b) One ounce of wine, may be served to a consumer in one day. A Class L-3 licensee must have a valid craft distiller license, and, if applicable, a limited wine manufacturer's license, from the State of Illinois. Sales of food and nonalcoholic beverages are permitted. The annual fee for a Class L-2 license shall be $1,000, payable in two installments of $500 each, the first installment of which shall be deposited with the application for a license and the second installment to be due and payable on June 30 or December 31, whichever occurs first.

(Q) Class M.

(1) Class M license shall authorize the retail sale of alcoholic liquor for consumption on the premises and shall permit entertainment on the premises for indoor or outdoor events open to the public or to invitees. This license shall only be applicable to events held on a publicly owned property. The annual fee for such license shall be $500, payable in two installments of $250 each, the first installment of which shall be deposited with the application for a license and the second installment to be due and payable on June 30 or December 31, whichever occurs first.

(2) Applicants for a Class M license shall submit proof of adequate dram shop insurance as required by the Illinois Liquor Control Act of 1934. as it is now or may hereafter be amended, and sufficient proof from the public entity that owns the property indicating that the licensee is authorized to use the property for such events. In addition to the regulations imposed upon other licenses in this chapter.

(a) Class M license shall be subject to the following:

1. To protect public order, licensee shall provide adequate security measures where alcoholic liquor is dispensed and each server must complete BASSET training as required by the Illinois Liquor Control Act.

2. To protect persons serving the alcoholic liquor, all licensees shall provide a reasonably substantial structure across which the alcoholic liquor shall be served.

3. Consumption of alcoholic liquor shall be restricted to a confined area which may be all or an appropriate part of the grounds or rooms in which the events will be conducted. The licensee shall designate in the application, the area in which alcoholic liquor will be consumed and the means to be used to confine the area. A drawing shall be submitted with the application, showing the layout of the area. The licensee shall provide personnel at all exits as reasonably possible to ensure that alcoholic liquor is not taken

from the area. The licensee shall provide effective supervision to ensure against the transfer of alcoholic liquor to minors.

(b) Prior to the sale of any alcoholic liquor, the licensee shall contact the appropriate fire district and city building official for inspection of the premises. The licensee shall see that the occupancy limit is complied with.

(R) Class N.

(1) Class N license shall be authorized for an establishment regardless of whether such establishment has obtained approval by the Illinois Gaming Board for the operation of video gaming terminals whose operation or proposed operation meets the definition of:

(a) LICENSED TRUCK STOP ESTABLISHMENT as defined by the Illinois Video Gaming Act, 230 ILCS 40/5, to mean a facility: (i) that is at least a three- acre facility with a convenience store; (ii) with separate diesel islands for fueling commercial motor vehicles; (iii) that sells at retail more than 10,000 gallons of diesel or biodiesel fuel per month; and (iv) with parking spaces for commercial motor vehicles. COMMERCIAL MOTOR VEHICLES has the same meaning as defined in Section 18b-101 of the Illinois Vehicle Code. The requirement of item (iii) of this division may be met by showing that estimated future sales or past sales average at least 10,000 gallons per month; or

(b) LICENSED LARGE TRUCK STOP ESTABLISHMENT as defined by the Illinois Video Gaming Act, 230 ILCS 40/5, to mean a facility located within three road miles from a freeway interchange, as measured in accordance with the Department of Transportation's rules regarding the criteria for the installation of business signs: (i) that is at least a three-acre facility with a convenience store; (ii) with separate diesel islands for fueling commercial motor vehicles; (iii) that sells at retail more than 50,000 gallons of diesel or biodiesel fuel per month; and (iv) with parking spaces for commercial motor vehicles. COMMERCIAL MOTOR VEHICLES has the same meaning as defined in Section 18b-101 of the Illinois Vehicle Code. The requirement of item (iii) of this division may be met by showing that estimated future sales or past sales average at least 50,000 gallons per month.; or

(c) TRUCK STOP ESTABLISHMENT WITH NO VIDEO GAMING means a facility: (i) that is at least a 1.5-acre gas station facility with fuel pumps and a convenience store with (ii) a separate diesel island for fueling commercial motor vehicles.

(2) Class N license shall authorize the retail sale of packaged alcoholic liquor with the following restrictions: (i) beer (not separated from original packaging) and no alcohol shall be sold packaged in mini- sized alcoholic liquor less than three ounces regardless of whether sold in an individual single bottle or in bulk packing of the mini-sized alcoholic liquor.

(3) No alcoholic beverages can be consumed on the premises or in the parking lot.

(4) The hours of sales for the retail sale of packaged beer (not separated from original packaging) and wine shall be sold during hours in compliance with the hours for the sale of liquor as prescribed under § 111.15.

~~(5) The annual fee for Class N liquor license shall be $1,500 which may be payable in two installments of $750. The first installment of $750 shall be deposited with the application for a license and second installment to be due and payable on June 30 or December 31, whichever occurs first.~~

~~(S) Class O.~~

~~(1) Class O license shall authorize the retail sale of alcoholic liquors for consumption on the premises of a stadium. The annual fee for such license shall be $1,000, payable in two installments of $500 each, the first installment of which shall be deposited with the application for a license and the second installment to be due and payable on June 30 or December 31, whichever occurs first.~~

~~(2) Class O licensee shall be ineligible from holding a license or licenses to operate video gaming terminals as defined by the Illinois Video Gaming Act, ILCS Ch. 230, Act 40, §§ et seq.~~

~~(3) The sale, service, and consumption of alcoholic beverages shall be limited to the area in which non-alcoholic beverages and packaged food including, but not limited to, snacks, popcorn, chips or heated food such as pizzas will be sold and consumed.~~

~~(4) The licensee shall be limited to selling and serving no more than two drinks of alcoholic liquor at one time to one person.~~

~~(5) The sale and consumption of alcoholic liquors shall be limited to the hours prescribed in § 111.15 of this chapter.~~

~~(6) Within one year from the issuance of the liquor license, the licensee shall expand food sales to on-site prepared food items such as, but not limited to, chicken wings, fries, hot dogs, hamburgers, or other meal options.~~

(`79 Code, § 111.035) (Ord. 832, passed 12-6-76; Am. Ord. 889, passed 12-17-79; Am. Ord. 1081, passed 7-20-87; Am. Ord. 91-254, passed 9-16-91; Am. Ord. 92-282, passed 4-6-92; Am. Ord. 96-001, passed 1-10-96; Am. Ord. 96-007, passed 3-13-96 Am. Ord. 01-335, passed 12-12-01; Am. Ord. 03-422, passed 12-10-03; Am. Ord. 07-707, passed 4-25-07; Am. Ord. 07-713, passed 6-13-07; Am. Ord. 08-763, passed 5-7-08; Am. Ord. 09-021, passed 5-6-09; Am. Ord. 09-036, passed 9-2-09; Am. Ord. 10-028, passed 11-17-10; Am. Ord. 12-035, passed 7-18-12; Am. Ord. 12-039, passed 9-5-12; Am. Ord. 13-008, passed 5-2-13; Am. Ord. 13-018(A), passed 6-19-13; Am. Ord. 18-005, passed 2-7-18; Am. Ord. 18-042, passed 11-8-18; Am. Ord. 19-001, passed 2-20-19; Am. Ord. 19-036, passed 10-2-19; Am. Ord. 20-021, passed 8-19-20; Am. Ord. 22-020, passed 9-21-22; Am. Ord. 23-016, passed 5-18-23; Am. Ord. 24-030, passed 11-20-24)

~~*§ 111.09 OUTDOOR RESTAURANT PERMIT.*~~

~~(A) Conditions. On application and payment of an investigation and processing fee, the holder of a Class A-l, B-l, B-2, C-l, C-2, D-l, D-2, G-l, G-2, L-1, L-2, or L-3 license maybe issued~~

an outdoor liquor permit, except that areas located on public sidewalks (sidewalk cafés) shall be limited to the holder of a Class C-1, C-2, D-1, D-2, L-1, L-2, or L-3 license. Upon issuance, an outdoor liquor permit will entitle the holder of the aforementioned liquor license the ability to sell alcoholic liquors as authorized by his or her primary classification, outside of the permanent structure of his or her premises, provided the following conditions are met:

(1) Outdoor areas where liquor is served shall comply with all applicable sections of the municipal code.

(a) Outdoor area for restaurant and/or bars (large) or outdoor eating and/or drinking permit (if located on a rooftop) shall have a valid special use permit as required per § 156.124.

(b) Sidewalk cafés shall meet the provisions set forth in §§ 91.80 et seq.

(2) Permanent or temporary structures erected in association with the outdoor area shall comply with all district zoning requirements.

(3) A pedestrian barrier is required for all outdoor areas where alcohol is served. In public right-of-way, the barrier is not to exceed 42 inches. When located on private property, the barrier is not to exceed six feet, and solid-style fencing may be required and designed in such a manner so that the vision of a person on either side of the fence is obscured when viewing through the fence.

(4) Access to the outdoor area is restricted (e.g., fully enclosed with access from the interior of the establishment only) or monitored by employees at all times to prevent the passing of beverages to patrons off the premise, to prevent open containers of alcoholic liquor from being removed from the designated area, and to ensure persons under the age of 21 do not consume alcoholic beverages.

(5) Hours of operation for the sale and consumption of liquor in the outdoor area shall adhere to the primary liquor license governing the establishment, but in no such case shall the outdoor hours exceed the hours of operation for the principal use. If any persons other than the licensee or licensee's employees are in the outdoor area after the aforementioned hours and there are alcoholic beverages in any form or container other than in the corked or re-closed place of display or storage, it shall be presumed that a violation of this section has occurred. All unfinished drinks shall be cleared from the outdoor area within ten minutes after closing time of the area. Licensee shall maintain the surrounding sidewalk and other public walkways or rights-of-way around the outdoor area free from garbage and litter, regardless of its source. Failure to keep the outdoor area and surrounding public area and/or right-of-way free from garbage and litter shall be subject the licensee to being invoiced and liable for the cost of any remedial measures and/or fines.

(6) Music shall be permitted in an outdoor area for a restaurant and/or bar according the provisions contained in § 156.124, provided no music of any kind may be played or broadcast from the outdoor area or within the permanent structure that is of such a volume so as to disturb the neighborhood in any manner.

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~~(7) No sales or dispensing of alcoholic liquor may be made from the outside area or permanent structure to any person upon adjoining property, public street, sidewalk or alley, and no alcoholic liquor served in an open container may be removed from the outdoor area permanent structure.~~

~~(8) Proof of dram insurance coverage on the outside area must be submitted with the complete application.~~

~~(9) Adequate security must be provided by the licensee.~~

~~(10) No cigar or cigarette smoking, vaping, or use of an electronic or other devices for tobacco, hookah, weed, including cannabis, herbs or any other lighted or burned chemical product that emits vapor, smoke or fume, shall be allowed in the outdoor area located on public sidewalks (sidewalk cafés), except any asthma inhaler prescribed by a physician for that condition, and marketed and sold solely for that approved purpose.~~

~~(a) Nothing in this provision absolves or eliminates the requirement for the licensee to comply with the Smoke Free Illinois Act, ILCS Ch. 418, Act 82, 1 et seq., including but not limited to, prohibiting cigar or cigarette smoking, vaping, and the use of an electronic cigarette device, within 15 feet from the building, doors and windows that open, and any ventilation intakes.~~

~~(b) Liquor licensees that allow patrons to smoke outdoors must ensure that the patrons are smoking in a designated smoking shelter that complies with the guidelines from the Will County Health Department and the Smoke Free Illinois Act. The designated a smoking shelter must be approved by the city's Community and Economic Development.~~

~~(B) Fee. The annual fee for an outdoor liquor permit for each outdoor area shall be $125.~~

~~(C) Annual review. The Community and Economic Development Department will review and approve yearly outdoor liquor license requests prior to issuance, to ensure compliance with zoning codes and previously issued building permits for the outdoor area.~~

~~(`79 Code, § 111.036) (Ord. 92-281, passed 4-6-92; Am. Ord. 94-365, passed 6-7-94; Am. Ord. 01-335, passed 12-12-01; Am. Ord. 06-677, passed 8-9-06; Am. Ord. 11-027, passed 8-17-11; Am. Ord. 21-015, passed 8-18-21) Penalty, see § 111.99~~

§ 111.10 NUMBER OF LICENSES.

The number of liquor licenses authorized to be used within the corporate limits of the city shall not exceed ~~52~~55. ~~However, at the time that a license holder ceases to have an operating business, then the number and classification shall be reduced accordingly. A business shall be deemed not to be operating if it has been closed for business for six months.~~If a license holder ceases to have an operating business for more than six months, or if a closed business is not replaced with a new application for a liquor license for more than six months, then the overall number of licenses, as well as the number of licenses approved by classification, shall be reduced accordingly. However, no classification for

which a number greater than 0 has been approved by City Council should be reduced in such an occasion to less than one.

(`79 Code, § 111.040) (Ord. 832, passed 12-6-76; Am. Ord. 928, passed 8-17-81; Am. Ord. 1004, passed 3-4-85; Am. Ord. 1064, passed 2-16-87; Am. Ord. 1068, passed 5-4-87; Am. Ord. 89-156, passed 6-5-89; Am. Ord. 89-158, passed 7-6-89; Am. Ord. 89-181, passed 12-4-89; Am. Ord. 91-254, passed 9-16-91; Am. Ord. 92-282, passed 4-6-92; Am. Ord. 95-404, passed 6-14-95; Am. Ord. 95-413, passed 8-23-95; Am. Ord. 96-001, passed 1-10-96; Am. Ord. 97-067, passed 7-30-97; Am. Ord. 98-200, passed 4-15-98; Am. Ord. 00-272, passed 11-1-00; Am. Ord. 01-301, passed 4-19-01; Am. Ord. 01-321, passed 8-21-01; Am. Ord. 01-321, passed 8-29-01; Am. Ord. 01-330, passed 11-28-01; Am. Ord. 01-335, passed 12-12-01; Am. Ord. 03-405, passed 7-23-03; Am. Ord. 05-528, passed 11-2-05; Am. Ord. 07-703, passed 3-14-07; Am. Ord. 07-707, passed 4-25-07; Am. Ord. 07-713, passed 6-13-07; Am. Ord. 07-724(A), passed 8-22-07; Am. Ord. 09-024, passed 5-6-09; Am. Ord. 09-036, passed 9-2-09; Am. Ord. 11-012, passed 6-1-11; Am. Ord. 12-27(A), passed 5-2-12; Am. Ord. 12-032, passed 7-3-12; Am. Ord. 12-035, passed 7-18-12; Am. Ord. 12-039, passed 9-5-12; Am. Ord. 12-050, passed 11-20-12; Am. Ord. 14-020, passed 6-18-14; Am. Ord. 17-020, passed 8-16-17; Am. Ord. 18-005, passed 2-7-18; Am. Ord. 18-024, passed 6-6-18; Am. Ord. 18-042, passed 11-8-18; Am. Ord. 19-001, passed 2-20-19; Am. Ord. 19-032, passed 9-4-19; Am. Ord. 20-021, passed 8-19-20; Am. Ord. 20-024, passed 11-4-20)

§ 111.11 LIMITATION OF CLASSES OF LIQUOR LICENSES.

(A) The combined total of Class A-1, A-2, A-3~~B-1~~, and A-4~~B-2~~ licenses issued by the Local Liquor Commissioner shall not exceed six of which the combined total of Class A-4~~2~~ license issued shall not exceed one.

(B) The combined total of Class ~~C-1 and C-2~~B-1, B-2, B-3 and B-4 licenses issued by the Local Liquor Commissioner shall not exceed 22.

(C) The combined total of Class B-5, B-6, B-7 and B-8 licenses issued by the Local Liquor Commission shall not exceed three.

(D) The combined total of Class C~~D~~-1, C-2, C-3 and C~~D~~-~~2~~4 licenses issued by the Local Liquor Commissioner shall not exceed three.

(E~~D~~) The combined total of Class ~~E~~D licenses issued by the Local Liquor Commissioner shall not exceed three.

~~(E) The combined total of Class G-1 and G-2 licenses issued by the Local Liquor Commission shall not exceed one.~~

(F) The combined total of Class ~~G-3~~F-1, F-2, F-3 and F-4 licenses issued by the Local Liquor Commissioner shall not exceed one.

(G) The combined total of Class H-1 and H-2 licenses issued by the Local Liquor Commissioner shall not exceed two.

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(H) The combined total of Class H-~~2~~3 and H-4 licenses issued by the Local Liquor Commissioner shall not exceed four.

~~(I) The combined total of Class J-1 and J-2 licenses issued by the Local Liquor Commissioner shall not exceed three.~~

(~~I~~I) The combined total of Class ~~K-1 and K-2~~I and J licenses issued by the Local Liquor Commissioner shall not exceed two.

(~~J~~K) The combined total of Class ~~L-1, L-2, and L-3~~K-1, K-2, L-1, L-2, M-1 and M-2 licenses issued by the Local Liquor Commissioner shall not exceed two.

(K~~L~~) The combined total of Class N~~M~~ license issued by the Local Liquor Commissioner shall not exceed two.

(L~~M~~) The combined total of Class ~~N~~ O-1 and O-2 licenses issued by the Local Liquor Commissioner shall not exceed three.

(M~~N~~) The combined total of Class P~~O~~ license issued by the Local Liquor Commissioner shall not exceed one.

(`79 Code, § 111.041) (Ord. 1064, passed 2-16-87; Am. Ord. 1068, passed 5-4-87; Am. Ord. 89-156, passed 6-5-89; Am. Ord. 89-158, passed 7-6-89; Am. Ord. 89-181, passed 12-4-89; Am. Ord. 91-254, passed 9-16-91; Am. Ord. 92-282, passed 4-6-92; Am. Ord. 95-404, passed 6-14-95; Am. Ord. 95-413, passed 8-23-95; Am. Ord. 96-001, passed 1-10-96; Am. Ord. 97-067, passed 7-30-97; Am. Ord. 98-200, passed 4-15-98; Am. Ord. 00-272, passed 11-1-00; Am. Ord. 01-301, passed 4-19-01; Am. Ord. 01-321, passed 8-21-01; Am. Ord. 01-321, passed 8-29-01; Am. Ord. 01-330, passed 11-28-01; Am. Ord. 01-335, passed 12-12-01; Am. Ord. 03-405, passed 7-23-03; Am. Ord. 05- 528, passed 11-2-05; Am. Ord. 07-703, passed 3-14-07; Am. Ord. 07-707, passed 4-25-07; Am. Ord. 07-713, passed 6-13-07; Am. Ord. 07-724(A), passed 8-22-07; Am. Ord. 09-024, passed 5-6-09; Am. Ord. 09-036, passed 9-2-09; Am. Ord. 11-012, passed 6-1-11; Am. Ord. 12-27(A), passed 5-2-12; Am. Ord. 12-032, passed 7-3-12; Am. Ord. 12-035, passed 7-18-12; Am. Ord. 12-039, passed 9-5-12; Am. Ord. 12-050, passed 11-20-12; Am. Ord. 13-008, passed 5-2-13; Am. Ord. 14-020, passed 6-18-14; Am. Ord. 15-009, passed 5-6-15; Am. Ord. 17-020, passed 8-16-17; Am. Ord. 18-005, passed 2-7-18; Am. Ord. 18-024, passed 6-6-18; Am. Ord. 18-042, passed 11-8-18; Am. Ord. 19-001, passed 2-20-19; Am. Ord. 19-032, passed 9-4-19; Am. Ord. 20-021, passed 8-19-20; Am. Ord. 20-024, passed 11-4-20; Am. Ord. 22-020, passed 9-21-22; Am. Ord. 23-016, passed 5-18-23; Am. Ord. 24-030, passed 11-20-24)

§ 111.12 DISPOSITION OF FEES.

All license fees shall be paid to the City Clerk at the time application is made and shall be forthwith turned over to the Treasurer. In the event the license applied for is denied, the license fee shall be returned to the applicant; if the license is granted, then the license fee shall be deposited in the general corporate fund or in such other fund as shall have been designated by the ~~Mayor and Board of Trustees~~City Council for proper action. The license

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fee is separate and in addition to the initial application fee charge which is non-refundable regardless of whether the application is denied.

(`79 Code, § 111.045) (Ord. 832, passed 12-6-76; Am. Ord. 20-026, passed 11-25-20)

§ 111.13 RENEWAL OF LICENSE.

Any licensee may renew his or her license at the time of expiration thereof, provided that he or she is then qualified to receive a license and the premises for which such renewal license is sought are suitable for the purposes; that licensee shall reapply in writing; provided further that the renewal privilege herein provided for shall not be construed as a vested right which shall in any case prevent the City Council from decreasing the number of licenses to be issued within its jurisdiction. Adherence to the definition of a restaurant as hereinbefore defined in § 111.01(B) is not required for the renewal of Class C or Class J licenses issued prior to June 18,2014, and shall not preclude the issuance of a liquor license to the purchaser of an established premises for which the liquor license has been previously issued, provided the kitchen facilities and food service of the establishment is not reduced from what existed at the time the license was originally issued.

(`79 Code, § 111.050) (Ord. 832, passed 12-6-76; Am. Ord. 14-020, passed 6-18-14)

§ 111.14 INSURANCE REQUIREMENT.

No license shall be issued hereunder unless the applicant shall file with the application a certificate by an insurance company authorized to do business in the state certifying that the applicant has in force and effect sufficient insurance to defray any potential liability incurred pursuant to the Liquor Control Act of the state. The certificate of insurance must also include, as an additional insured party, the owner of the building in which the applicant's business is situated.

(`79 Code, § 111.060) (Ord. 832, passed 12-6-76)

§ 111.15 CLOSING HOURS.

It shall be unlawful for any licensee to sell or offer for sale at retail or offer to give away any alcoholic liquor in the city after the hour of 1:00 a.m. and before the hour of 6:00 a.m. every day except Friday and Saturday at which time closing is 2:00 a.m. the following day.

(`79 Code, § 111.065) (Ord. 832, passed 12-6-76; Am. Ord. 889, passed 12-17-79; Am. Ord. 926, passed 6-23-81; Am. Ord. 01-335, passed 12-12-01; Am. Ord. 07-707, passed 4-25-07; Am. Ord. 20-021, passed 8-19-20)

§ 111.16 ENTRY POWERS OF COMMISSIONER.

The Local Liquor Control Commissioner is given the power to enter or to authorize any law-enforcing officer to enter at any time upon any premises licensed hereunder to determine whether any of the provisions of the Liquor Control Act, ILCS Ch. 235, or any rules or regulations adopted by him or by the state liquor commission have been or are being violated, and at such time to examine the premises of license in connection therewith.

(`79 Code, § 111.070) (Ord. 832, passed 12-6-76)

§ 111.17 RECORD OF LICENSES.

The Local Liquor Control Commissioner shall keep or cause to be kept a complete record of all such licenses issued by him.

(`79 Code, § 111.075) (Ord. 832, passed 12-6-76)

§ 111.18 TRANSFER OF LICENSE.

A license shall be a purely personal privilege, good for not to exceed one year after issuance unless sooner revoked as is in this chapter provided, and shall not constitute property, nor shall it be subject to being encumbered or hypothecated. Such licenses shall not descend by the laws of testate or intestate devolution. The license shall cease upon the death of the licensee provided that the executors or admini-strators of the estate of any deceased licensee, when such estate consists in part of alcoholic liquor, may continue the business of the sale or manufacture of alcoholic liquor under order of the appropriate court and may exercise the privileges of the deceased or insolvent or bankrupt licensee after the death, insolvency, or bankruptcy of such descendant until the expiration of the license, but not longer than six months after the death, bankruptcy, or insolvency of such licensee. A refund shall be made of that portion of the license fees paid for any period in which the licensee shall be prevented from operating under such license in accordance with the provisions of this paragraph. Further, such license may be transferred by the Local Liquor Control Commissioner to any person qualified by the statutes of this state and the city ordinances to hold such license.

(`79 Code, § 111.080) (Ord. 832, passed 12-6-76)

§ 111.19 CHANGE OF LOCATION.

A liquor dealer's license shall permit the sale of alcoholic liquor only in the premises described in the application and license. Such location may be changed only upon the written permit to make such change issued by the Local Liquor Commissioner. No change of location shall be permitted unless the proposed new location is a proper one for the retail sale of alcoholic liquor under the statutes of the state and the ordinances of the city.

(`79 Code, § 111.085) (Ord. 832, passed 12-6-76) Penalty, see § 111.99

§ 111.20 DURATION OF LICENSES.

All licenses shall be effective from January 1 of any given year to December 31 of the following year. The fee for renewal shall be the full annual fee. There hall be no rebate for the unexpired term of a license. An application for renewal shall not be granted as such unless made prior to December 31 and unless submitted with the appropriate fee and application form. No license shall be valid unless the proper fee has been paid.

(`79 Code, § 111.110) (Ord. 832, passed 12-6-76)

§ 111.21 REVOCATION, SUSPENSION OF LICENSE.

(A) Authority. The Local Commissioner may, in accordance with the Liquor Control Act, revoke or suspend any license issued by him, if he determines that the licensee has violated any of the provisions of the Act or of any ordinance or resolution enacted by the City Council or any applicable rule or regulation established by the Local Commissioner or the state commission which is not inconsistent with law. Upon notification by the Illinois Department of Revenue, the State Commission, in accordance with ILCS Ch. 235, Act 5, § 3-12, may refuse the issuance or renewal of a license, fine a licensee, or suspend or revoke any license issued by the State Commission if the licensee or license holder has violated the provisions of ILCS Ch. 35, Act 120, § 3.

(B) Alternatives. In lieu of suspension or revocation, licensees may be fined as set forth in § 111.99. License suspension and revocation proceedings shall be conducted pursuant to ILCS Ch. 235, Act 5, § 7-5. Review of the Local Commis-sioner's decision shall be as set forth in ILCS Ch. 235, Act 5, § 7-9.

(ILCS Ch. 235, Act 5, § 7-5)

(C) Complaint of violation; hearing. Any five residents of the city shall have the right to file a complaint with the Local Commissioner stating that any retailer licensee subject to the jurisdiction of the Local Commissioner has been or is violating the pro-visions of this chapter or the Liquor Control Act or the rules or regulations issued pursuant thereto. The complaint shall be in writing in the form prescribed by the Local Commissioner and shall be signed and sworn to by the parties complaining. The complaint shall state the particular provision, rule, or regulation believed to have been violated and the facts in detail upon which belief is based. If the Local Commis-sioner is satisfied that the complaint substantially charges a violation and that from the facts alleged there is reasonable cause for the belief, he shall set the matter for hearing and shall serve notice upon the licensee of the time and place of the hearing and of the particular charge in the complaint.

(ILCS Ch. 235, Act 5, § 7-7) (`79 Code, § 111.150) (Ord. 832, passed 12-6-76; Am. Ord. 1034, passed 4-7-86)

§ 111.22 GIVE AWAY PROHIBITED.

(A) It shall be unlawful for any person to give away or otherwise dispense free of charge, by the drink or in any other manner, within the city, an alcoholic beverage, except that the giving away by ~~a Class H-1 or H-2 licensee~~those licenses authorized in § 111.08, without charge, of spirits, wine and/or beer, in small and limited amounts for tasting or sampling purposes only, immediately prior and incidental to, the sale of beer and/or wine in the original package for consumption off the premises, shall not be considered a violation of this chapter.

(B) Such give away, however, shall be subject to the following conditions and limitations;

(1) The tastings shall be attended by and supervised by a full-time person of at least 21 years of age or older, and only in a designated area on the licensed premises as approved by the liquor commissioners and designated in the license; and

(2) The actual amount of alcohol by a person per day shall not exceed the following: no more than three-quarters ounce for spirits; no more than one ounce for wine; no more than two ounces for beer; and

(3) The sample shall be served in a container that shall be disposed of following the sample; and

(4) The person or entity must be registered with the State Liquor Commissioner or be a city licensee and follow the Commission's rules and regulations regarding the tasting and sampling of alcohol; and

(5) There shall be no more than 26 tasting and/or sampling events per year. An EVENT for this section is defined as three consecutive days of tasting and sampling; and

(6) License holders must notify the Local Liquor Commissioner in writing prior to holding a tasting event.~~The holder of Class H-1 of H-2 license must apply for a tasting and/or sampling permit on a yearly basis, which permit shall be $300 in addition to the prescribed fee; and~~

~~(7) The holder of a Class H-1 or H-2 license must also complete an application permit on a form (see Appendix) provided by the Liquor Commissioner for each tasting and/or sampling event at least five business days prior to each tasting and/or sampling event.~~

(C) Furthermore, it is hereby declared unlawful to advertise the availability of "tasting" through any public media or means of communication other than on the premises itself.

(Ord. 03-422, passed 12-10-03)

§ 111.23 SEALING AND REMOVAL OF OPEN WINE BOTTLE FROM RESTAURANT.

(A) A ~~restaurant that holds a Class A-2, C-1, C-2, or L-1 liquor license~~holder of a license class that is so authorized by § 111.08 may permit a patron to remove one unsealed and partially consumed bottle of wine for off-premise consumption provided that the patron has purchased a meal or food and consumed a portion of the bottle of wine with the meal or food on the licensed premises. A partially consumed bottle of wine that is to be removed from the premises pursuant to this section shall be securely sealed by the licensee or an agent of the licensee prior to removal from the premises and placed in a transparent one-time use tamper-proof bag~~a~~. The licensee or agent of the licensee shall provide a dated receipt for the bottle of wine to the patron. Wine that is resealed in accordance with the provisions of this Section and not tampered with and transported in accordance with the restrictions of subsections (a) and (b) of Section 11-502 of the Illinois Vehicle Code shall not be deemed to violate Section 11-502 of the Illinois Vehicle Code.

(B) Nothing in this section shall be construed to allow the use of a container commonly known as a growler for the removal, carrying, or transportation of wine, beer, spirits or other alcoholic liquors from a licensed premises unless so corked, capped or sealed and labeled by a licensed manufacturer of the alcoholic liquor duly licensed by both the State Liquor Commission and the city for such use.

(Ord. 18-042, passed 11-7-18; Am. Ord. 19-001, passed 2-21-19)

§ 111.24 BOTTLE CLUBS.

(A) No person shall patronize or operate any bottle club in the city, except on premises licensed for the retail sale of alcoholic liquor for consumption on the premises or as authorized and prescribed herein in division (B). Furthermore, no person shall sell at retail for consumption on the premises any nonalcoholic beverage or ice, knowing the same to be intended to be mixed with any alcoholic liquor, except on premises licensed for the retail sale of alcoholic liquor for consumption on the premises or as authorized and prescribed herein in division (B). For purposes of this section, a person who is present on the premises shall be presumed to be a patron.

(B) A bottle club or BYOB for consumption of alcoholic liquor on the premises of a business as a complement to the purchase/sale and consumption of tobacco products in said establishment shall be authorized under the following provisions:

(1) Only after a formal written approval memorialized in a Plan of Operation is approved and granted by the local liquor commissioner, may the establishment provide such an offering to the public;

(2) The business must be licensed by the State of Illinois and the city to operate as a retail tobacco store as defined by the Smoke Free Illinois Act, 410 1LCS 82/1, et seq. as so amended, and must be located in a freestanding building, not connected to other businesses or buildings;

(3) The business offering the BYOB service must provide a designated storage area for members to store the unconsumed alcoholic products;

(4) The hours of BYOB service shall occur only during the hours that the business establishment is open for business to the public and/or members, and in no event earlier than 10:00 a.m. or later than 11:00 p.m., unless special permission is granted by the local liquor commissioner for extended hours for special events or circumstances;

(5) Consumption of alcohol shall not occur in the retail area of the retail tobacco store;

(6) The licensee shall only permit BYOB to occur on the premises in conjunction with the purchase and consumption of tobacco products on the licensed premises;

(7) Glassware and ice to patrons may be provided and a corkage fee be charged for uncorking or opening the bottle, or for pouring of the alcoholic beverage for the patron's consumption. All employees who perform corkage duties shall be BASSETT trained and shall serve the alcohol as if it was purchased in the establishment complying with all state and local laws;

(8) The retail sale of alcohol shall be strictly prohibited and the give away of alcohol by the business and its employees shall be prohibited as prescribed in § 111.22 of this chapter;

(9) It shall be unlawful for any person to carry, transport or possess liquor in an unsealed and open condition, except as permitted for wine bottles from restaurants under the Illinois Liquor Control Act, 235 ILCS 5/6-33, ~~which allows a liquor licensed establishment to permit a patron to remove one unsealed and partially consumed bottle of wine, provided the bottle shall be placed into a one-time use, see-through, sealable, tamper-proof bag which has been sealed by the restaurant licensee and affix either within or to the bag, a dated receipt for the bottle of wine and proof of purchase of at least one meal~~and as permitted in § 111.23;

(10) ~~An annual certificate of insurance reflecting coverage for general liability purposes naming the City of Lockport as an additional insured on the property owner or business operator's policy;~~

~~(11) The licensee shall hold harmless the city, its agents, employees, elected and appointed officials from any and all claims or causes of action arising out of the consumption of alcoholic liquor on the premises;~~

~~(12) Payment of an annual fee of $1,000 due on or before January 1 of each year; and~~All other provisions as outlined in § 111.08 for Class Q licenses.

(11~~3~~) Any other conditions imposed and deemed appropriate under the Plan of Operation. Such Plan of Operation may be reviewed annually and so modified by the local liquor control commissioner.

(Ord. 23-001, passed 1-18-23)

§ 111.25 DELIVERY, DISPENSING AND SERVING OF ALCOHOL AT CITY HALL.

(A) Alcoholic beverages may be delivered, dispensed and served at City Hall of the city located at 222 E. 9th Street, Lockport, Illinois, for consumption on the premises by:

(1) An agency, commission, or committee of the city, provided such agency, commission or committee first obtains written permission to dispense and serve alcoholic liquors from the local liquor control commissioner of the city; or

(2) A not-for-profit civic or community organization with a written permission to dispense and serve alcoholic liquors from the local liquor control commissioner of the city.

(Ord. 23-029, passed 10-5-23)

PROHIBITIONS

§ 111.40 DANCING.

No licensee shall permit dancing upon the premises, except in an area specifically designated for dancing only or upon a stage.

(`79 Code, § 111.086) (Ord. 1027, passed 2-3-86) Penalty, see § 111.99

§ 111.41 CONDUCT OR ACT PROHIBITED.

(A) It shall be unlawful for any person, while acting as a waiter, waitress, bartender, entertainer or in any other position with licensee to intentionally:

(1) Expose or appear without a fully opaque covering of his or her genitals, pubic hair, buttocks, natal cleft, perineum, anal region or pubic hair region;

(2) Expose any device, costume or covering which gives the appearance of or simulates the genitals, pubic hair, buttocks, natal cleft, perineum, anal region or pubic hair region;

(3) No female person, while on the premises and in public view, shall engage in the following conduct:

(a) Expose that area of the female breast below the top of the areola;

(b) Employ any device or covering which is intended to give the appearance of or simulate that area of the human breast below the top of the areola; or

(c) Appear without a fully opaque covering of that area of the human breast below the top of the areola.

(4) A person shall be deemed to be a waiter, waitress, bartender or entertainer if such person acts in that capacity without regard to whether or not such person is paid any compensation by the management of the establishment in which the activity is performed.

(5) Performers of acts, or simulated acts, of sexual intercourse, masturbation, bestiality, flagellation or deviate sexual conduct as defined in state law.

(6) The display of films, pictures or any other visual display depicting acts set forth in divisions (A)(1), (2), (3) and (5) of this section.

(B) It shall be unlawful for any person, while in a premises that has a liquor license to intentionally:

(1) Expose or appear without a fully opaque covering of his or her genitals, pubic hair, buttocks, natal cleft, perineum, anal region or pubic hair region;

(2) Expose any device, costume or covering which gives the appearance of or simulates the genitals, pubic hair, buttocks, natal cleft, perineum, anal region or pubic hair region;

(3) No female person, while on the premises and in public view, shall engage in the following conduct:

(a) Expose that area of the female breast below the top of the areola;

(b) Employ any device or covering which is intended to give the appearance of or simulate that area of the human breast below the top of the areola; or

(c) Appear without a fully opaque covering of that area of the human breast below the top of the areola.

(4) Performers of acts, or simulated acts, of sexual intercourse, masturbation, bestiality, flagellation, or deviate sexual conduct as defined in state law.

(5) The display of films, pictures or any other visual display depicting acts set forth in divisions (B)(1), (2), (3) and (5) above.

(C) No licensee shall offer or permit the following activity on any part of the licensed premises:

(1) No fashion shows shall be permitted at which male or female undergarments, bathing suits, or lingerie is displayed on human bodies.

(2) No sexually oriented entertainment shall be permitted. The term "sexually oriented entertainment" shall have the same meaning as the term "sexually oriented business" as that term is defined in § 116.40. The term "sexually oriented entertainment" shall include employees or agents of the licensee who are clothed in a manner so as to constitute "adult entertainment" as that term is defined in the same section of the Municipal Code.

(3) No person shall sell or offer for sale or offer as a prize for a raffle any clothing that constitutes male or female undergarments, bathing suits, or lingerie.

(4) No male or female striptease (regardless of whether they strip off all of their clothes), wet t-shirt contest, mud wrestling in Jell-O or wrestling in any substance other than air, and any similar contest or performance.

(`79 Code, § 111.087) (Ord. 1027, passed 2-3-86; Am. Ord. 93-320, passed 5-17-93; Am. Ord. 99-213, passed 3-24-99) Penalty, see § 111.99

§ 111.42 SOLICITING DRINKS.

No person shall engage in the solicitation of drinks from customers other than to take orders for drinks and to mix and deliver drinks as requested by the customers.

(`79 Code, § 111.088) (Ord. 1027, passed 2-3-86) Penalty, see § 111.99

§ 111.43 CONSUMPTION OF ALCOHOLIC BEVERAGES AND REMOVAL OF ALCOHOLIC LIQUOR FROM PREMISES.

(A) All alcoholic liquors must be consumed within the establishment or connected areas making up the licensed area. Consumption of alcoholic beverages is not allowed on the public way outside the establishment or parking lot connected to or controlled by the licensee. The licensee shall take action to stop the consumption of alcoholic beverages in those areas.

(B) No person shall nor shall a licensee permit a person to remove or attempt to remove alcoholic liquor in an open container or when permitted by applicable license in any packaging other than its original container or packaging from the licensed premises. The licensee shall post a sign at all exits prohibiting open liquor from being removed from the licensed premises. The licensee shall be prohibited from making "to go" or carry-out sales from the licensed premises unless the licensee is properly licensed for sales in closed containers.

(`79 Code, § 111.089) (Ord. 1027, passed 2-3-86; Am. Ord. 93-320, passed 5-17-93) Penalty, see § 111.99

§ 111.44 PEDDLING.

It shall be unlawful to peddle alcoholic liquor in the city.

(`79 Code, § 111.090) (Ord. 832, passed 12-6-76) Penalty, see § 111.99

§ 111.45 LICENSEE TO AID IN ENFORCEMENT.

It shall be unlawful for any licensee to allow persons in a drunken condition to remain upon or loiter in or around any licensed premises, or to harbor, conceal, aid, or assist any person who has any criminal offense against the laws of the state; or to refuse to aid or assist the law enforcing officers of the city in the apprehension of persons accused of or suspected of crime.

(`79 Code, § 111.091) (Ord. 1027, passed 2-3-86) Penalty, see § 111.99

§ 111.46 DISORDERLY PERSONS.

No licensee shall permit any person to enter into or remain upon the premises who is engaged in conduct which, under the circumstances, creates or which would tend to create a breach of the peace.

(`79 Code, § 111.092) (Ord. 1027, passed 2-3-86) Penalty, see § 111.99

§ 111.47 VIOLATIONS OF CITY, STATE, OR FEDERAL LAWS.

(A) No licensee shall permit or allow the violation of city ordinance, state statute, or federal law upon the licensed premises by any person.

(B) No licensee shall violate any city ordinance, state statute, or federal law upon the premises.

(`79 Code, § 111.093) (Ord. 1027, passed 2-3-86) Penalty, see § 111.99

§ 111.48 SANITARY CONDITIONS.

All premises used for the sale of alcoholic liquor, or for the storage of such liquor for sale, shall be kept in full compliance with the regulations of the Will County Health Department concerning the condition of premises used for the storage or sale of food for human consumption.

(`79 Code, § 111.095) (Ord. 832, passed 12-6-76) Penalty, see § 111.99

§ 111.49 EMPLOYEES.

It shall be unlawful for any person to employ in any premises used for the sale of alcoholic liquor any person who is afflicted with, or who is a carrier of, any contagious or infectious diseases; and it shall be unlawful for any person afflicted with or who is a carrier of any such disease to work in or about any such premises or to engage in any way in the handling, preparation of, or distribution of liquor.

(`79 Code, § 111.100) (Ord. 832, passed 12-6-76) Penalty, see § 111.99

§ 111.50 LOCATION RESTRICTIONS.

No license shall be issued for the sale at retail of any alcoholic liquor within 100 feet of any church, school other than an institution of higher learning, hospital, home for aged or indigent persons, or for veterans, their spouses, or children, or any military or naval station, provided that this prohibition shall not apply to hotels offering restaurant service, regularly organized clubs, or to restaurants, food shops, or other places where the sale of alcoholic liquor is not the principal business carried on there; nor to the renewal of a license for the sale at retail of alcoholic liquor on premises within 100 feet of any church or school where the church or school has been established within 100 feet since the issuance of the original license. In the case of a church, the distance of 100 feet shall be measured to the nearest part of any building used for worship services or educational programs and not to property boundaries.

(`79 Code, § 111.105) (Ord. 832, passed 12-6-76; Am. Ord. 07-724(A), passed 8-22-07) Penalty, see § 111.99

§ 111.51 ACCESS FROM LICENSED PREMISES TO DWELLING QUARTERS.

Except in the case of hotels and clubs, no alcoholic liquor shall be sold at retail upon any premises which have any access which leads from such premises to any other portion of the same building or structure used for dwelling or lodging purpose and which is permitted to be used or kept accessible for any use by the public. This provision shall not prevent any connection between such premises and such other portion of the building or structure which is used only by the licensee, his family, and personal guests.

(`79 Code, § 111.115) (Ord. 832, passed 12-6-76) Penalty, see § 111.99

§ 111.52 STORES SELLING SCHOOL SUPPLIES, LUNCHES.

No license shall be issued to any person for the sale of any alcoholic liquor at retail at any store or other place of business where the majority of custo-mers are minors of school age or where the principal business transacted consists of school books, school supplies, food, lunches, or drinks for such minors.

(`79 Code, § 111.120) (Ord. 832, passed 12-6-76) Penalty, see § 111.99

§ 111.53 SALE TO PERSONS UNDER THE AGE OF TWENTY-ONE YEARS.

(A) It shall be unlawful for any person under the age of 21 years to purchase or obtain any alcoholic liquor in any tavern, or other place in the city where alcoholic liquor is sold.

(B) It shall be unlawful for any person under the age of 21 years to misrepresent his or her age for the purpose of purchasing or obtaining alcoholic liquor in any tavern or other place in the city where alcoholic liquor is sold.

(C) In every tavern or other place in the city where alcoholic liquor is sold, there shall be displayed at all times in a prominent place a printed card which shall be supplied by the owner and which shall read substantially as follows:

"WARNING TO PERSONS UNDER THE AGE OF TWENTY-ONE YEARS

You are subject to a fine up to $1,000 under the ordinances of the City of Lockport if you purchase alcoholic liquor or misrepresent your age for the purpose of purchasing or obtaining alcoholic liquor."

(D) It shall be unlawful for any holder of a retail liquor dealer's license or his agent or employee to suffer or permit any person under the age of 21 years to remain in any room or compartment adjoining or adjacent to or situated in the room or place where such licensed premises are located, provided that this division shall not apply to any person under the age of 21 years who is accompanied by his or her parent or guardian, or to any licensed premises which derives its principal business from the sale of other commodities or services than alcoholic liquor.

(E) In addition to all other fines and penalties, the Local Liquor Control Commissioner may revoke or suspend the retail liquor dealer's license for any violation of this section.

(F) It shall be unlawful for any parent or guardian to permit any minor child of which he or she may be the parent or guardian to violate any of the provisions of this section.

(G) It shall be unlawful to sell, give, or deliver alcoholic liquor to any person under the age of 21 years, except in the performance of a religious ceremony or service.

(H) It shall be unlawful for any person under the age of 21 years to attend any bar, to draw, pour, mix, or sell any alcoholic liquor in any licensed retail premises. ~~except i~~In an establishment with Class B ~~C~~ license classifications, so long as the alcoholic liquor is drawn, poured, mixed or sold by an employee of the licensee over the age of 21 years, ~~in which case~~ a waiter or waitress between the ages of 18 and 20 years may deliver alcoholic beverages to its patrons.

(`79 Code, § 111.130) (Ord. 832, passed 12-6-76; Am. Ord. 892, passed 1-21-80; Am. Ord. 894, passed 3-3-80; Am. Ord. 01-335, passed 12-12-01) Penalty, see § 111.99

§ 111.54 PURCHASE OR ACCEPTANCE OF GIFTS OF LIQUOR BY PERSONS OF NONAGE; IDENTIFICATION CARDS; RULES AND REGULATIONS.

(A) It shall be unlawful for any person to whom the sale, gift, delivery or consumption of alcoholic liquor is prohibited because of age to purchase or accept a gift of alcoholic liquor, to have alcoholic liquor in his possession or to consume alcohol.

(B) If a licensee or his agents or employees believes or has reason to believe that a sale or delivery of alcoholic liquor is prohibited because of nonage of the prospective recipient, he shall, before making such sale or delivery, demand presentation of some form of positive identification concerning proof of age, issued by a public officer in the performance of his official duties.

(C) No person shall transfer, alter, or deface such an identification card; use the identification card of another; carry or use a false or forged identifica-tion card; or obtain an identification card by means of false information. No person shall purchase, accept delivery, or have possession of alcoholic liquor in violation of this section.

(D) The possession and dispensing or consumption by a person under 21 years of age of alcoholic liquor in the performance of a religious service or ceremony or the consumption by a person under 21 years of age under the direct supervision and approval of the parents or parent or those persons standing in loco parentis of such person under 21 years of age in the privacy of a home is not prohibited by this code.

(`79 Code, § 111.135) (Ord. 832, passed 12-6-76; Am. Ord. 02-370, passed 10-30-02) Penalty, see § 111.99

§ 111.55 SALE TO INTOXICATED PERSONS; HABITUAL DRUNKARDS.

It shall be unlawful for a holder of an alcoholic liquor dealer's license to sell, deliver, or give any alcoholic liquor to any intoxicated person or to any person known to him to be a habitual drunkard, spendthrift, insane, feebleminded, or distracted person.

(`79 Code, § 111.140) (Ord. 832, passed 12-6-76) Penalty, see § 111.99

§ 111.56 ALCOHOLIC BEVERAGES ON PUBLIC WAYS.

It is hereby declared to be an offense for any person to consume alcoholic beverages upon any public street, alley, sidewalk, easement, or other public property within the corporate limits of the city unless a valid sidewalk café permit has been issued.

(`79 Code, § 111.145) (Ord. 832, passed 12-6-76; Am. Ord. 06-677, passed 8-9-06) Penalty, see § 111.99

§ 111.57 PARENTAL RESPONSIBILITY FOR PARTIES INVOLVING MINORS.

It is unlawful for any parent or guardian to permit his or her residence to be used by an invitee of the parent's child or the guardian's ward, if the invitee is under the age of 21, in a manner that constitutes a violation of this chapter. A parent or guardian is deemed to have permitted his or her residence to be used in violation of this chapter if he or she knowingly authorized, enables, or permits such use to occur by failing to control access to either the

residence or the alcoholic liquor maintained in the residence. Nothing in this chapter shall be construed to prohibit the giving of alcoholic liquor to a person under the age of 21 years in the performance of a religious ceremony or service.

(Ord. 99-224, passed 6-16-99; Am. Ord. 02-337, passed 1-16-02)

§ 111.58 PROHIBITION OF ADULTS ALLOWING GATHERING OF MINORS WHO CONSUME ALCOHOL.

(A) Any person shall be guilty of violating this chapter where he or she knowingly permits a gathering at a residence which he or she occupies of two or more of the persons is under 21 years of age and the following factors also apply:

(1) The person occupying the residence knows that any such person under the age of 21 is in possession of or is consuming any alcoholic beverage; and

(2) The possession or consumption of the alcohol by the person under 21 is not otherwise permitted by this chapter; and

(3) The person occupying the residence knows that the person under the age of 21 leaves the residence in an intoxicated condition.

(B) For the purposes of this section, where the residence has an owner and a tenant or lessee, there is a rebuttable presumption that the residence is occupied only the tenant or lessee.

(Ord. 99-224, passed 6-16-99; Am. Ord. 02-337, passed 1-16-02)

§ 111.59 PROHIBITION OF RENTING HOTEL BY ADULTS TO ALLOW MINORS TO CONSUME ALCOHOL.

Any person who rents a hotel or motel room from the proprietor or agent thereof for the purpose of or with the knowledge that such room shall be used for the consumption of alcoholic liquor by persons under the age of 21 years shall be guilty of a violation of this chapter.

(Ord. 99-224, passed 6-16-99; Am. Ord. 02-337, passed 1-16-02)

§ 111.60 UNLAWFUL ACTIVITIES OR NON-COMPLIANCE.

(A) No licensee or any officer, associate, member, representative, agent or employee of such licensee shall engage in any activity or conduct or suffer or permit any other person to engage in any activity or conduct in or about the licensed premises which is prohibited by any ordinance of the City of Lockport or the laws of the state or the United States.

(B) No licensee or any officer, associate, member, representative, agent or employee of such licensee shall permit, allow, or acquiesce to the continued non-compliance with the terms of any agreements including, but not limited to the terms of any annexation agreements and developments applicable to the property in which the licensed premises is located.

(Ord. 18-005, passed 2-7-18)

§ 111.99 PENALTY.

(A) Any person other than a licensee violating any provision of this chapter shall, upon conviction, be fined not less than $100 nor more than $750 for each offense. A separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

(B) (1) A licensee violating any provision of ~~§ 111.21~~this Code may be fined by the Local Commissioner in addition to suspension. The fine imposed shall not exceed $1,000 for a first violation within a 12-month period, $1,500 for a second violation within a 12-month period, and $2,500 for a third or subsequent violation within a 12-month period. Each day on which the violation occurs shall constitute a separate violation. Not more than $15,000 in fines under this section may be imposed against any licensee during the period of the licensee's license.

(2) Proceeds of fines imposed by the Local Commissioner shall be paid into the general corporate fund of the ~~Village Treasury~~City.

(ILCS Ch. 235, Act 5, § 7-5) (`79 Code, § 111.999)

~~*APPENDIX: APPLICATION FOR TASTING AND/OR SAMPLING PRIVILEGE FOR H-1 OR H-2 LICENSEE*~~

~~NEW RENEWAL NO.~~

~~CITY OF LOCKPORT, ILLINOIS~~

~~ANNUAL FEE $300.00~~

~~PLEASE TYPE OR~~

~~HAND PRINT~~

~~APPLICATION FOR TASTING AND/OR SAMPLING PRIVILEGE~~

~~FOR CLASS H-1 OR H-2 LICENSEE~~

~~1. Applicant's Name;~~

~~2. Name under which business is to be conducted:~~

~~Address:~~

~~Business Phone No.:~~

~~3. Does Applicant presently possess license?:~~

~~Class of License: License No.:~~

~~Date of Expiration of License:~~

~~4. Description of area of premises to be used for Tasting and/or Sampling (Please attach sketch showing location):~~

~~5. Employee authorized to supervise said area (must be 21 years or older):~~

~~Name: Social Security No:~~

~~Date of Birth: Phone No.:~~

~~Address:~~

~~6. Supervising Agent or Manager:~~

~~Name: Social Security No:~~

~~Date of Birth: Phone No.:~~

~~Address:~~

~~7. Three consecutive day period for the Tasting and/or Sampling:~~

~~8. This is the request this year for Tasting and/or Sampling.~~

~~9. If the entity applying is not licensed by the City, then proof of registration with the State Liquor Commissioner is required to be attached.~~

~~10. Has annual fee of $300.00 been paid: Yes No~~

~~Applicant hereby acknowledges receipt of a copy of Ordinance No. 03-422 of the City of Lockport relating to the tasting or sampling of alcoholic beverages.~~

~~Dated at City of Lockport, Illinois, , 20~~

~~NAME OF CORPORATION~~

~~CORPORATE SEAL~~

~~SIGNATURE OF PRESIDENT~~

~~I hereby authorize said Tasting and/or Sampling to take place on _____~~

~~_____~~

~~City of Lockport Liquor Commissioner~~

~~_____~~

~~Date~~

City Council
Agenda Memorandum

Item #PD-1

To: **City Council**

From: **John Arizzi**

Subject: **Resolution No. 26-112 Authorizing the Purchase of One 2026 Ford Maverick XLT**

Date: **October 21, 2026**

BACKGROUND/HISTORY

This is a request to purchase one 2026 Ford Maverick XLT AWD for a cost not to exceed $40,000.00. The funds for this purchase will be disbursed from previously budgeted federal asset forfeiture funds.

PROS/CONS/ALTERNATIVES

This vehicle would replace an Investigations squad car that has exceeded the age and mileage limits needed for its current purpose. This vehicle would replace a 13-year-old Ford Taurus with more than 119,000 miles.

This vehicle was selected in collaboration with Public Works and Engineering as well as with Community and Economic Development as a standard light service vehicle type to purchase across all City departments in the future. This standardization simplifies service requests for City fleet maintenance personnel while also providing the ability to benefit from the economization of purchasing parts at a larger scale. Specifically for the Police Department, this vehicle provides sufficient passenger space to transport personnel while still providing ample cargo capacity to store the officer's personal equipment, required safety supplies, and crime scene processing tools unique to Investigations personnel.

RECOMMENDATION

Approve Resolution No. 26-112 Authorizing the Purchase of One 2026 Ford Maverick XLT

SPECIFIC CITY COUNCIL ACTION REQUIRED

Motion to Approve

ATTACHMENTS:

Resolution No. 26-112 Authorizing the Purchase of One 2026 Ford Maverick XLT
Curie Motors Quote
Rod Baker Ford Quote
Ron Tirapelli Ford Quote

Sutton Ford Quote

RESOLUTION 26-112

A RESOLUTION AUTHORIZING THE PURCHASE OF ONE 2026 FORD MAVERICK XLT

WHEREAS, the City recognizes that the police department has an obligation to maintain a fleet of vehicles to provide police services to the residents of Lockport.

WHEREAS, the need to update the police department's fleet of vehicles is justified.

WHEREAS, the police department has sought out quotations for the requested vehicle.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF LOCKPORT, WILL COUNTY, ILLINOIS that:

Section 1: That the Chief of Police has obtained four quotes for one 2026 Ford Maverick XLT AWD, and no quotation exceeded $40,000.00.

Section 2: The Chief of Police is authorized to purchase one 2026 Ford Maverick XLT AWD for a cost not to exceed $40,000.00 from a dealer having said vehicle in stock.

PASSED THIS _____DAY OF _____, 2026, with:

_____ALDERMEN voting aye _____ALDERMEN absent

_____ALDERMEN voting nay _____ALDERMEN abstaining

the MAYOR voting aye _____ voting nay _____ not voting _____

_____ PUGH _____ KING _____ GILLOGLY _____ LIF

_____ BERGBOWER _____ DESKIN _____ BARTELSEN _____ CARDAMONE

_____ MAYOR

_____
Steven Streit, Mayor

ATTEST:

_____
Kathleen Gentile, City Clerk

CURRIE MOTORS
FORD
OF FRANKFORT

New 2026 Ford Maverick XLT

VIN: 3FTTW8J33TRB32449
Stock: T260713

Exterior: Velocity Blue
Interior: Navy Pier/Aspen Gray
Engine: 2.5L Hybrid Engine
Mileage: 6

Drivetrain: AWD
Transmission: Power-Split Electric CVT Transmission
Fuel Efficiency: 40 CITY / 34 HWY



Currie Motors Ford of Frankfort

9423 W Lincoln Hwy
Frankfort, IL 60423

Vehicle Details:

- Tires: P225/65R17 A/S BSW
- Tire Mobility Kit
- Black Rear Step Bumper
- Black Door Handles
- Deep Tinted Glass
- Galvanized Steel/Aluminum Panels
- Tailgate Rear Cargo Access
- Cargo Lamp w/High Mount Stop Light
- Driver Seat
- Full Folding Bench Front Facing Fold Forward Seatback Cloth Rear Seat
- Rear Cupholder
- Remote Releases -Inc: Power Fuel
- Voice Activated Automatic Air Conditioning
- Glove Box
- Interior Trim -inc: Colored Instrument Panel Insert, Colored Door Panel Insert and Other Interior Accents
- Driver And Passenger Visor Vanity Mirrors w/Driver And Passenger Auxiliary Mirror
- Front Map Lights
- Cab Mounted Cargo Lights
- Lane-Keeping System -inc: Lane-Keeping Alert, lane-keeping assist, Driver Alert and road edge detection
- Delayed Accessory Power
- Redundant Digital Speedometer
- Digital/Analog Appearance
- Manual Adjustable Front Head Restraints and Fixed Rear Head Restraints
- Securilock Anti-Theft Ignition (pats) Immobilizer
- 1 12V DC Power Outlet
- 6 Speakers
- Integrated Roof Antenna
- Engine: 2.5L Hybrid
- GVWR: 5,320 lbs
- Transmission w/Driver Selectable Mode
- 45-Amp/Hr 390CCA Maintenance-Free Battery w/Run Down Protection
- 1400# Maximum Payload
- Front And Rear Anti-Roll Bars
- 13.8 Gal. Fuel Tank
- Permanent Locking Hubs
- Short And Long Arm Rear Suspension w/Coil Springs
- Regular Box Style
- Body-Colored Front Bumper w/Black Rub Strip/Fascia Accent
- Black Side Windows Trim and Black Rear Window Trim
- Fixed Rear Window
- Fixed Interval Wipers
- Black Grille
- Integrated Storage
- Auto High Beams
- Passenger Seat
- Manual Tilt/Telescoping Steering Column
- Front Cupholder
- Compass
- Cruise Control w/Steering Wheel Controls
- HVAC -inc: Underseat Ducts
- Driver Foot Rest
- Full Cloth Headliner
- Day-Night Rearview Mirror
- Full Floor Console w/Covered Storage, Mini Overhead Console w/Storage and 1 12V DC Power Outlet
- Cargo Features -inc: Tire Mobility Kit
- Rear View Camera
- Dashboard Storage, Driver / Passenger And Rear Door Bins and 2nd Row Underseat Storage
- Driver Information Center
- Outside Temp Gauge
- Seats w/Cloth Back Material
- 1 Seatback Storage Pocket
- Front Center Armrest and Rear Center Armrest
- Perimeter Alarm
- Air Filtration
- Streaming Audio
- 2 LCD Monitors In The Front
- 2.91 Axle Ratio
- Engine Auto Stop-Start Feature
- Automatic Full-Time All-Wheel
- Regenerative 150 Amp Alternator
- Trailer Wiring Harness
- Gas-Pressurized Shock Absorbers
- Electric Power-Assist Speed-Sensing Steering
- Single Stainless Steel Exhaust
- Strut Front Suspension w/Coil Springs
- Regenerative 4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist, Hill Hold

Control and Electric Parking Brake
- Side Impact Beams
- Tire Specific Low Tire Pressure Warning
- Safety Canopy System Curtain 1st And 2nd Row Airbags
- Rear Child Safety Locks
- Lithium Ion (li-Ion) Traction Battery 1.1 kWh Capacity
- Dual Stage Driver And Passenger Seat-Mounted Side Airbags
- Dual Stage Driver And Passenger Front Airbags
- Airbag Occupancy Sensor
- Driver Knee Airbag
- Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point, Height Adjusters and Pretensioners
- Vehicle Name: Ford Maverick
- Body Style: SuperCrew
- Body Code: T
- Drivetrain: All Wheel Drive
- Passenger Capacity: 5
- Base Curb Weight: 3856
- EPA Greenhouse Gas Score: 7.0
- Gross Vehicle Weight Rating Cap: 5320
- Fuel Economy Est-Combined: 37
- EPA Fuel Economy Est - City: 40
- EPA Fuel Economy Est - Hwy: 34
- Gross Combined Wt Rating: 6145
- Dead Weight Hitch - Max Trailer Wt.: 2000
- Dead Weight Hitch - Max Tongue Wt.: 200
- Wt Distributing Hitch - Max Trailer Wt.: 2000
- Wt Distributing Hitch - Max Tongue Wt.: 200
- Maximum Trailering Capacity: 2000
- Engine Order Code: 993
- Engine Type: Gas/Electric I-4
- Displacement: 2.5 L/152
- Fuel System: Sequential MPI
- SAE Net Horsepower @ RPM: 191 @ 5600
- SAE Net Torque @ RPM: 155 @ 4000
- Trans Order Code: 44E
- Trans Type: 1
- Trans Description Cont.: CVT w/OD
- Trans Description Cont. Again:
- First Gear Ratio (:1):
- Second Gear Ratio (:1):
- Third Gear Ratio (:1):
- Fourth Gear Ratio (:1):
- Fifth Gear Ratio (:1):
- Sixth Gear Ratio (:1):
- Reverse Ratio (:1):
- Trans PTO Access: No
- Transfer Case Model: None
- Transfer Case Power Take Off: No
- Cold Cranking Amps @ 0° F (Primary): 390
- Cold Cranking Amps @ 0° F (2nd): 390
- Tons/yr of CO2 Emissions @ 15K mi/year: 4.7
- Maximum Alternator Capacity (amps): 150
- Engine Oil Cooler: No
- Suspension Type - Front: Strut
- Suspension Type - Rear: Short And Long Arm
- Axle Type - Front: Independent
- Axle Type - Rear: Independent
- Axle Ratio (:1) - Front: 2.91
- Axle Ratio (:1) - Rear: 2.91
- Front Tire Order Code:
- Rear Tire Order Code:
- Spare Tire Order Code:
- Front Tire Size: P225/65HR17
- Rear Tire Size: P225/65HR17
- Spare Tire Size:
- Front Wheel Size: 17 X 7
- Rear Wheel Size: 17 X 7
- Spare Wheel Size:
- Front Wheel Material: Aluminum
- Rear Wheel Material: Aluminum
- Spare Wheel Material:
- Steering Type: Rack-Pinion
- Turning Diameter - Curb to Curb: 40
- Brake Type: 4-Wheel Disc
- Brake ABS System: 4-Wheel
- Brake ABS System (Second Line): 4-Wheel
- Disc - Front (Yes or): Yes
- Disc - Rear (Yes or): Yes
- Drum - Rear (Yes or):
- Fuel Tank Capacity, Approx: 13.8
- Front Head Room: 40.3
- Front Leg Room: 42.8
- Front Shoulder Room: 57.3
- Front Hip Room: 55.4
- Second Head Room: 39.6
- Second Leg Room: 36.9
- Second Shoulder Room: 55.6
- Second Hip Room: 54.1
- Wheelbase: 121.1
- Length, Overall: 199.7
- Width, Max w/o mirrors: 72.6
- Height, Overall: 68.7
- Ground to Top of Load Floor: 30.1
- Ground Clearance, Front: 8.6
- Ground Clearance, Rear: 8.6
- Cargo Box Length @ Floor: 54.4
- Cargo Box Width @ Top, Rear: 53.3
- Cargo Box Width @ Floor: 53.3
- Cargo Box Width @ Wheelhousings: 42.6
- Cargo Box (Area) Height: 20.3
- Tailgate Width: 49.8
- Cargo Volume: 33.3
- Seventh Gear Ratio (:1):
- Eighth Gear Ratio (:1):
- Gross Traction Battery Capacity (kWh): 1.1
- Model Group: Maverick
- Vehicle Segment: Small Pick-up
- Vehicle Type: SuperCrew
- Body Cab Style: Crew Cab
- Bed Style: regular
- Engine Displacement Units: 2.5
- Engine Camshaft: DOHC
- Engine Block Type: aluminum

- Engine Cylinder Count: 4
- Country of Origin: Mexico Ford Truck (Completed Vehicle)
- Pro Power Onboard - 400W
- LED Box Lighting
- Remote Start System
- Wheels: 17" Carbonized Gray Painted Aluminum
- Rear-View Camera
- Lane-Keeping System
- Unique Cloth Front Bucket Seats
- SiriusXM with 360L
- Radio: AM/FM Stereo with 6 Speakers
- 4-Wheel Disc Brakes
- Emergency communication system: SYNC 4 911 Assist
- AM/FM radio: SiriusXM with 360L
- Exterior Parking Camera Rear
- Front beverage holders
- Traction control
- Telescoping steering wheel
- Speed-sensing steering
- Security system
- Rear step bumper
- Rear anti-roll bar
- Power windows
- Power door mirrors
- Passenger door bin
- Overhead console
- Outside temperature display
- Low tire pressure warning
- Illuminated entry
- Front reading lights
- Four wheel independent suspension
- Dual front impact airbags
- Driver door bin
- Bumpers: body-color
- Automatic temperature control
- ABS brakes
- Front Bucket Seats
- Air Conditioning
- Driver Air Bag
- Front Side Air Bag
- Rear Head Air Bag
- A/C
- AM/FM Stereo
- Cruise Control
- All Wheel Drive
- Floor Mats
- Keyless Entry
- Power Mirror(s)
- Bucket Seats
- Adjustable Steering Wheel
- Tires - Rear All-Season
- Power Windows
- A/T
- MP3 Capability
- Privacy Glass
- Immobilizer
- Driver Vanity Mirror
- Tow Hitch
- Engine Valve Count: 4
- Equipment Group 301A
- XLT Luxury Package
- Heated Seats
- Heated Mirror with Painted Black Skull Caps
- Soft Vinyl Wrapped Heated Steering Wheel
- Auto High Beams
- Intersection Assist
- Pre-Collision Assist with Automatic Emergency Braking
- Ford Connectivity Package (1-Year Included)
- 2.91 Axle Ratio
- SYNC 4
- Internet access capable: 5G Modem - Ford Connectivity Package
- Apple CarPlay/Android Auto
- Auto High-beam Headlights
- Compass
- Trip computer
- Tilt steering wheel
- Steering wheel mounted audio controls
- Speed control
- Remote keyless entry
- Rear seat center armrest
- Radio data system
- Power steering
- Passenger vanity mirror
- Panic alarm
- Overhead airbag
- Occupant sensing airbag
- Knee airbag
- Fully automatic headlights
- Front anti-roll bar
- Dual front side impact airbags
- Driver vanity mirror
- Delay-off headlights
- Brake assist
- Alloy wheels
- Front Center Armrest
- Electronic Stability Control
- 6 Speakers
- Passenger Air Bag
- Front Head Air Bag
- Climate Control
- Security System
- ABS
- Child Safety Locks
- 4 Cylinder Engine
- Daytime Running Lights
- Power Door Locks
- Cloth Seats
- Power Steering
- Tires - Front All-Season
- Traction Control
- Intermittent Wipers
- Satellite Radio
- Gas/Electric Hybrid
- Steering Wheel Audio Controls
- Automatic Headlights
- Passenger Vanity Mirror
- Tire Pressure Monitor

- Trip Computer
- Telematics
- Stability Control
- Keyless Start
- Rear Bench Seat
- Lane Departure Warning
- Cross-Traffic Alert
- WiFi Hotspot
- Front Collision Mitigation
- LED Headlights
- Driver Monitoring
- Bluetooth Connection
- Back-Up Camera
- Brake Assist
- Auxiliary Audio Input
- Passenger Air Bag Sensor
- Knee Air Bag
- Lane Keeping Assist
- Smart Device Integration
- Automatic Highbeams
- Requires Subscription
- Lithium Ion Traction Battery

MSRP $36,775
Savings -$803
Electronic filing fee +$35
Currie Ford Price $36,007

Disclaimer:

Although every reasonable effort has been made to ensure the accuracy of the information contained on this site, absolute accuracy cannot be guaranteed. This site, and all information and materials appearing on it, are presented to the user “as is” without warranty of any kind, either express or implied. All vehicles are subject to prior sale. Price does not include applicable tax, title, and license fee. ‡Vehicles shown at different locations are not currently in our inventory (Not in Stock) but can be made available to you at our location within a reasonable date from the time of your request, not to exceed one week.

ford.com

VEHICLE DESCRIPTION

MAVERICK

TR **B32449**

2026 XLT AWD
121" WHEELBASE
2.5L HYBRID ENGINE
POWER-SPLIT ELECTRIC CVT

EXTERIOR
VELOCITY BLUE
INTERIOR
NAVY PIER - ASPEN GRAY

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

EXTERIOR
- CARGO BOX TIE DOWN HOOKS
- DAYTIME RUNNING LAMPS
- DOOR HANDLES - BLACK
- EASY FUEL® CAPLESS FILLER
- ENCLOSED BED STORAGE
- FLEXBED™ STORAGE SYSTEM
- HEADLAMPS -WIPER ACTIVATED
- HEADLAMPS-LED AUTO HI-BEAM
- HEADLAMPS-LED AUTO ON/OFF
- LED REFLECTOR HEADLAMPS
- POWER MIRRORS
- POWER TAILGATE LOCK
- TRAILER TOW HITCH
- WIPERS- INTERMITTENT

INTERIOR
- 1-TOUCH DOWN DRIVER WINDOW
- 2ND ROW BENCH FLIP-UP W/ UNDER-SEAT STORAGE
- 8" CLUSTER DISPLAY
- CRUISE CONTROL
- DUAL USB
- MANUAL A/C, SINGLE ZONE
- PARTICULATE AIR FILTER
- POWER LOCKS AND WINDOWS
- POWERPOINTS - 12V
- ROTARY GEAR SHIFT DIAL
- UNIQUE CLOTH BUCKET SEATS
- VINYL SOFT CONSOLE LID

FUNCTIONAL
- 13.2" CENTER DISPLAY
- 4-WHEEL ANTILOCK BRAKE SYS
- 5G MODEM
- BATTERY SAVER FEATURE
- ELECTRIC PARKING BRAKE
- ELECTRONIC PWR ASST STEER
- FORD APP
- INTELL ACCESS W/PUSH START
- PRE-COLLISION ASSIST W/AEB
- REAR VIEW CAMERA
- REMOTE KEYLESS ENTRY
- SELECTABLE DRIVE MODES
- SYNC®4

SAFETY/SECURITY
- AIRBAGS - SAFETY CANOPY®
- BELT-MINDER CHIME
- LATCH CHILD SAFETY SYSTEM
- PERIMETER ALARM
- SECURILOCK® ANTI-THEFT SYS
- TIRE PRESSURE MONIT SYS

WARRANTY
- 3YR/36,000 BUMPER / BUMPER
- 5YR/60,000 POWERTRAIN
- 5YR/60,000 ROADSIDE ASSIST
- 8YR/100,000 HYBRID UNIQUE -COMPONENTS IF EQUIPPED

INCLUDED ON THIS VEHICLE	(MSRP)
EQUIPMENT GROUP 301A	2,220.00
OPTIONAL EQUIPMENT/OTHER	
2026 MODEL YEAR	
VELOCITY BLUE	NO CHARGE
XLT LUXURY PACKAGE	1,890.00
.POWER 8-WAY DRIVER SEAT	NO CHARGE
50 STATE EMISSIONS	115.00
CONVENTIONAL SPARE TIRE	
SIRIUSXM W/360L (3 MOS TRIAL)	
17" CARBON GRAY ALUM WHEEL	
CONN PKG:1YR INCL W/FORD APP	
DEALER INSTALLED OPTIONS	
First Aid Kit	60.00

PRICE INFORMATION	(MSRP)
BASE PRICE	$30,645.00
TOTAL OPTIONS/OTHER	4,285.00
TOTAL VEHICLE & OPTIONS/OTHER	34,930.00
DESTINATION & DELIVERY	1,845.00

RAMP ONE **CH79**

RAMP TWO

CONVOY

ITEM #: **41-D048 O/T 2**

This label is affixed pursuant to the Federal Automobile Information Disclosure Act. Gasoline, License, and Title Fees, State and Local taxes are not included. Dealer installed options or accessories are not included unless listed above.

TOTAL MSRP $36,775.00

Scan The QR Code to get more details about this vehicle

TG151 N RB 2X 635 012242 07 15 26

EPA DOT Fuel Economy and Environment

Gasoline Vehicle

Fuel Economy

37 MPG combined city/hwy — 40 city — 34 highway

2.7 gallons per 100 miles

Small Pickup Trucks range from 20 to 38 MPG. The best vehicle rates 146 MPGe.

You save **$1,750** in fuel costs over 5 years compared to the average new vehicle.

Annual fuel cost **$1,350**

Fuel Economy & Greenhouse Gas Rating (tailpipe only): 7 (1 — 10 Best)

Smog Rating (tailpipe only): 7 (1 — 10 Best)

This vehicle emits 241 grams CO_2 per mile. The best emits 0 grams per mile (tailpipe only). Producing and distributing fuel also create emissions; learn more at fueleconomy.gov.

Actual results will vary for many reasons, including driving conditions and how you drive and maintain your vehicle. The average new vehicle gets 29 MPG and costs $8,500 to fuel over 5 years. Cost estimates are based on 15,000 miles per year at $3.30 per gallon. MPGe is miles per gasoline gallon equivalent. Vehicle emissions are a significant cause of climate change and smog.

fueleconomy.gov
Calculate personalized estimates and compare vehicles

Smartphone QR Code™

GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score — **Not Rated**
Based on the combined ratings of frontal, side and rollover.
Should ONLY be compared to other vehicles of similar size and weight.

Frontal Crash — Driver ★★★★★ / Passenger ★★★★
Based on the risk of injury in a frontal impact.
Should ONLY be compared to other vehicles of similar size and weight.

Side Crash — Front seat: **Not Rated** / Rear seat: **Not Rated**
Based on the risk of injury in a side impact.

Rollover ★★★★
Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars (★★★★★), with 5 being the highest.
Source: National Highway Traffic Safety Administration (NHTSA).
www.safercar.gov or 1-888-327-4236

3FTTW8J33TRB32449

FordPass Connect™

Download the FordPass™ app* and you can:

Access Vehicle Control Features
- Remotely start, lock and unlock your vehicle.
- Locate your vehicle and check approximate fuel range.
- Receive vehicle health alerts.

Activate 4G LTE Wi-Fi Hotspot
- New vehicles include a 3-month or 3GB data (whichever comes first) Wi-Fi trial.
- Connect up to ten Wi-Fi–equipped devices.

*Compatible with select smartphone platforms. FordPass Connect™ service required (see App Terms for more information). Connected service and related feature functionality is subject to compatible AT&T-network availability. Evolving technology/cellular networks may affect functionality and availability, or continued provision of some features, prohibiting them from functioning. Message and data rates may apply. See your local Ford website for our privacy policy.

The FordPass Connect™ modem is active and sending vehicle data (e.g., diagnostics) to Ford. See in-vehicle Settings for connectivity options.

Ford Protect®

Insist on Ford Protect! The only extended service plan fully backed by Ford and honored at every Ford dealership in the U.S., Canada and Mexico. See your Ford dealer or visit www.FordOwner.com.

WARNING: Operating, servicing and maintaining a passenger vehicle, pickup truck, van, or off-road vehicle can expose you to chemicals including engine exhaust, carbon monoxide, phthalates, and lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. To minimize exposure, avoid breathing exhaust, do not idle the engine except as necessary, service your vehicle in a well-ventilated area and wear gloves or wash your hands frequently when servicing your vehicle. For more information go to www.P65Warnings.ca.gov/passenger-vehicle.

Ford Credit
Get Prequalified now at www.ford.com/finance

Contact Us For More Information

13921 S. Route 59 • Plainfield, IL 60544



2026 Ford Maverick XLT

$36,517

Final Price (with document fee)

Detailed Pricing

MSRP:	$36,955
Rod Baker Ford Discount:	- $816
Price:	$36,139
Doc Fee:	+ $378
Final Price (with document fee):	**$36,517**

Calculate Your Payment

Pre-Qualify (Doesn't Affect Your Credit) Value Your Trade

Stock #: T26637

Miles: 1

Transmission: POWER-SPLIT ELECTRIC CVT

Engine: 4 Cylinder Engine

Exterior Color: ROBIN'S EGG BLU

VIN: 3FTTW8J33TRB56573

MPG: 40 City / 34 Highway

Doors: 4

Drivetrain: AWD

Vehicle Description

Experience a no hassle deal from Rod Baker Ford

When you choose this **ROBIN'S EGG BLU 2026 Ford Maverick XLT** you are not just buying a vehicle - you are investing in quality, reliability and peace of mind. Our clientele depend on us for ***Transparent Pricing, Convenience*** and, Peace of mind when buying from a **TRUE** Family owned and operated dealership. Cant find what you are looking for?, contact us and our aquisition team will find it for you!

What this vehicle includes:

Safety and Security

The vehicle constantly monitors the roadway in front of the vehicle and identifies and tracks pedestrians on an interior display. If the system determines a likely impact, it will automatically take preventative steps to avoid hitting the pedestrian.

The vehicle is equipped with a camera that displays an image of the area behind the vehicle on an interior display.

Technology and Telematics

Without the need for a manufacturer specific app to be installed on the smart device, the vehicle infotainment system can access and control functions of a smart device physically plugged-into the vehicle.

Apple CarPlay/Android Auto smart device wireless mirroring

Mobile devices can wirelessly connect to the internet through the vehicle's private mobile network.

ENGINE: 2.5L HYBRID

Come on in to Rod Baker Ford today at 13921 S. Route 59 Plainfield IL 60544 or call 815-436-5681 to schedule a test drive!

Vehicle Features

- **Brake Assist**
- **Cruise Control**
- **Power Outlet DC**
- **Rearview Camera**
- **Side-Impact Air Bags**
- **Steering Wheel Controls**

** Pricing - All vehicle pricing shown is assumed to be correct and accurate. Incentives, credit restrictions, qualifying programs, residency, and fees may raise, lower, or otherwise augment monthly payments. Additionally, incentives offered by the manufacturer are subject to change and may fluctuate or differ based on region and other considerations. Unless otherwise noted or specified, pricing shown does not include title, registration, or tax fees and costs.*

** MPG - Vehicle information, as well as features and other inclusions, may vary by model and are based exclusively on standard equipment. No claims, warranties, or guarantees have been made related to the accuracy of customer payments, model*

equipment, or vehicle pricing. Please call with any questions you might have and to reassert the accuracy of any information presented here.

ford.com

VEHICLE DESCRIPTION

MAVERICK

TR **B56573**

2026 XLT AWD
121" WHEELBASE
2.5L HYBRID ENGINE
POWER-SPLIT ELECTRIC CVT

EXTERIOR
LIGHT BLUE
INTERIOR
NAVY PIER - BLACK ONYX

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

EXTERIOR
- CARGO BOX TIE DOWN HOOKS
- DAYTIME RUNNING LAMPS
- DOOR HANDLES - BLACK
- EASY FUEL® CAPLESS FILLER
- ENCLOSED BED STORAGE
- FLEXBED™ STORAGE SYSTEM
- HEADLAMPS -WIPER ACTIVATED
- HEADLAMPS-LED AUTO HI-BEAM
- HEADLAMPS-LED AUTO ON/OFF
- LED REFLECTOR HEADLAMPS
- POWER MIRRORS
- POWER TAILGATE LOCK
- TRAILER TOW HITCH
- WIPERS- INTERMITTENT

INTERIOR
- 1-TOUCH DOWN DRIVER WINDOW
- 2ND ROW BENCH FLIP-UP W/ UNDER-SEAT STORAGE
- 8" CLUSTER DISPLAY
- CRUISE CONTROL
- DUAL USB
- MANUAL A/C, SINGLE ZONE
- PARTICULATE AIR FILTER
- POWER LOCKS AND WINDOWS
- POWERPOINTS - 12V
- ROTARY GEAR SHIFT DIAL
- UNIQUE CLOTH BUCKET SEATS
- VINYL SOFT CONSOLE LID

FUNCTIONAL
- 13.2" CENTER DISPLAY
- 4-WHEEL ANTILOCK BRAKE SYS
- 5G MODEM
- BATTERY SAVER FEATURE
- ELECTRIC PARKING BRAKE
- ELECTRONIC PWR ASST STEER
- FORD APP
- INTELL ACCESS W/PUSH START
- PRE-COLLISION ASSIST W/AEB
- REAR VIEW CAMERA
- REMOTE KEYLESS ENTRY
- SELECTABLE DRIVE MODES
- SYNC®4

SAFETY/SECURITY
- AIRBAGS - SAFETY CANOPY®
- BELT-MINDER CHIME
- LATCH CHILD SAFETY SYSTEM
- PERIMETER ALARM
- SECURILOCK® ANTI-THEFT SYS
- TIRE PRESSURE MONIT SYS

WARRANTY
- 3YR/36,000 BUMPER / BUMPER
- 5YR/60,000 POWERTRAIN
- 5YR/60,000 ROADSIDE ASSIST
- 8YR/100,000 HYBRID UNIQUE -COMPONENTS IF EQUIPPED

INCLUDED ON THIS VEHICLE	(MSRP)
EQUIPMENT GROUP 301A	2,220.00
OPTIONAL EQUIPMENT/OTHER	
FLR LNRS WITHOUT CARPETED MATS	135.00
50 STATE EMISSIONS	NO CHARGE
CONVENTIONAL SPARE TIRE	115.00
SIRIUSXM W/360L (3 MOS TRIAL)	
BLACK APPEARANCE PKG	1,645.00
.225/55 R19 TIRES	
.19" BLACK PTD ALUM WHEEL	
POWER SLIDING REAR WINDOW	350.00
CONN PKG:1YR INCL W/FORD APP	

PRICE INFORMATION	(MSRP)
BASE PRICE	$30,645.00
TOTAL OPTIONS/OTHER	4,465.00
TOTAL VEHICLE & OPTIONS/OTHER	35,110.00
DESTINATION & DELIVERY	1,845.00

RAMP ONE: CH79
RAMP TWO:
CONVOY
ITEM #: 41-0700 O/T 2

TOTAL MSRP $36,955.00

Scan The QR Code to get more details about this vehicle

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TH182 N RB 2X 635 003662 08 18 26

EPA DOT Fuel Economy and Environment

Gasoline Vehicle

Fuel Economy

37 MPG combined city/hwy — 40 city — 34 highway

Small Pickup Trucks range from 20 to 38 MPG. The best vehicle rates 146 MPGe.

2.7 gallons per 100 miles

You **save** **$1,750** in fuel costs over 5 years compared to the average new vehicle.

Annual fuel **cost** **$1,350**

Fuel Economy & Greenhouse Gas Rating (tailpipe only): 7 (1 — 10 Best)

Smog Rating (tailpipe only): 7 (1 — 10 Best)

This vehicle emits 241 grams CO_2 per mile. The best emits 0 grams per mile (tailpipe only). Producing and distributing fuel also create emissions; learn more at fueleconomy.gov.

Actual results will vary for many reasons, including driving conditions and how you drive and maintain your vehicle. The average new vehicle gets 29 MPG and costs $8,500 to fuel over 5 years. Cost estimates are based on 15,000 miles per year at $3.30 per gallon. MPGe is miles per gasoline gallon equivalent. Vehicle emissions are a significant cause of climate change and smog.

fueleconomy.gov
Calculate personalized estimates and compare vehicles

Smartphone QR Code™

GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score — **Not Rated**
Based on the combined ratings of frontal, side and rollover.
Should ONLY be compared to other vehicles of similar size and weight.

Frontal Crash — Driver ★★★★★ / Passenger ★★★★
Based on the risk of injury in a frontal impact.
Should ONLY be compared to other vehicles of similar size and weight.

Side Crash — Front seat: **Not Rated** / Rear seat: **Not Rated**
Based on the risk of injury in a side impact.

Rollover ★★★★
Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars (★★★★★), with 5 being the highest.
Source: National Highway Traffic Safety Administration (NHTSA).
www.safercar.gov or 1-888-327-4236

3FTTW8J33TRB56573

FordPass Connect™

Download the FordPass™ app* and you can:

Access Vehicle Control Features
- Remotely start, lock and unlock your vehicle.
- Locate your vehicle and check approximate fuel range.
- Receive vehicle health alerts.

Activate 4G LTE Wi-Fi Hotspot
- New vehicles include a 3-month or 3GB data (whichever comes first) Wi-Fi trial.
- Connect up to ten Wi-Fi–equipped devices.

*Compatible with select smartphone platforms. FordPass Connect™ service required (see App Terms for more information). Connected service and related feature functionality is subject to compatible AT&T-network availability. Evolving technology/cellular networks may affect functionality and availability, or continued provision of some features, prohibiting them from functioning. Message and data rates may apply. See your local Ford website for our privacy policy.

The FordPass Connect™ modem is active and sending vehicle data (e.g., diagnostics) to Ford. See in-vehicle Settings for connectivity options.

Ford Protect®
Insist on Ford Protect! The only extended service plan fully backed by Ford and honored at every Ford dealership in the U.S., Canada and Mexico. See your Ford dealer or visit www.FordOwner.com.

WARNING: Operating, servicing and maintaining a passenger vehicle, pickup truck, van, or off-road vehicle can expose you to chemicals including engine exhaust, carbon monoxide, phthalates, and lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. To minimize exposure, avoid breathing exhaust, do not idle the engine except as necessary, service your vehicle in a well-ventilated area and wear gloves or wash your hands frequently when servicing your vehicle. For more information go to www.P65Warnings.ca.gov/passenger-vehicle.

Ford Credit
Get Prequalified now at www.ford.com/finance

Ron Tirapelli Ford Inc

4355 W Jefferson St
Shorewood, IL 60404
https://www.rontirapelliford.com

Sales: 2244246704
Service: 2244078401

2026 Ford Maverick XLT



Body Style: 4D Crew Cab
Model Code: W8J
Engine: 4 Cyl - 2.50 L
Transmission: CVT
Drive Type: AWD
Ext. Color: Shadow Black
Int. Color: Blue
MPG: 40 City / 34 Hwy
VIN #: 3FTTW8J32TRA93112
Stock #: 268051

SAVINGS OFF MSRP	**$811**
TIRAPELLI PRICE	**$35,904**
MSRP:	**$36,715**
Tirapelli Savings:	**-$811**
Tirapelli Price (Incl. Doc Fee:)	**$35,904**

*Dealer sets actual price.

2026 Ford Maverick XLT AWD 2.5L I-4 Hybrid CVT Shadow Black ***CONFIRM AVAILABILITY*** (CALL DIRECTLY TO: 815-725-3033), 2.5L I-4 Hybrid. 40/34 City/Highway MPGWhy Ron Tirapelli Ford? Shopping at Ron Tirapelli Ford is car buying the way it should be: fun, informative and fair. Here are our promises: * Pressure Free, Efficient, Friendly, and Helpful Sales Staff! * One Massive Inventory For One Stop Shopping! * Certified Factory Backed Service with Shuttle Service and Loaner Cars! Ron Tirapelli Ford - Family Owned Since 1984! Call us at 815-725-3033 to confirm availability and setup a test drive! We are located at: 4355 West Jefferson St. Shorewood IL, 60404.

Standard Equipment

Exterior

- Cargo Box Tie Down Hooks
- Daytime Running Lamps
- Door Handles - Black
- Easy Fuel Capless Filler
- Enclosed Bed Storage
- Flexbed Storage System
- Headlamps -Wiper Activated
- Headlamps-Led Auto Hi-Beam
- Headlamps-Led Auto On/Off
- Led Reflector Headlamps
- Power Mirrors
- Power Tailgate Lock

- Trailer Tow Hitch
- Wipers- Intermittent

Functional

- 13.2" Center Display
- 4-Wheel Antilock Brake Sys
- 5G Modem
- Battery Saver Feature
- Electric Parking Brake
- Electronic Pwr Asst Steer
- Ford App
- Intell Access W/Push Start
- Pre-Collision Assist W/Aeb
- Rear View Camera
- Remote Keyless Entry
- Selectable Drive Modes
- Sync4

Interior

- 1-Touch Down Driver Window
- 2Nd Row Bench Flip-Up W/ Under-Seat Storage
- 8" Cluster Display
- Cruise Control
- Dual Usb
- Manual A/C, Single Zone
- Particulate Air Filter
- Power Locks And Windows
- Powerpoints - 12V
- Rotary Gear Shift Dial
- Unique Cloth Bucket Seats
- Vinyl Soft Console Lid

Safety

- Airbags - Safety Canopy
- Belt-Minder Chime
- Latch Child Safety System
- Perimeter Alarm
- Securilock Anti-Theft Sys
- Tire Pressure Monit Sys

There is currently no information available about this vehicle's specifications online.
Please contact our dealership to find out more about the specifications of this vehicle.

Equipment Group 301A|XLT Luxury Package|Pro Power Onboard - 400W|Heated Seats|LED Box Lighting|Heated Mirror with Painted Black Skull Caps|Remote Start System|Soft Vinyl Wrapped Heated Steering Wheel|Wheels: 17" Carbonized Gray Painted Aluminum|Auto High Beams|Rear-View Camera|Intersection Assist|Lane-Keeping System|Pre-Collision Assist with Automatic Emergency Braking|Unique Cloth Front Bucket Seats|Ford Connectivity Package (1-Year Included)|SiriusXM with 360L|2.91 Axle Ratio|Radio: AM/FM Stereo with 6 Speakers|SYNC 4|4-Wheel Disc Brakes|Internet access capable: 5G Modem - Ford Connectivity Package|Emergency communication system: SYNC 4 911 Assist|Apple CarPlay/Android Auto|AM/FM radio: SiriusXM with 360L|Auto High-beam Headlights|Exterior Parking Camera Rear|Compass|Front beverage holders|Trip computer|Traction control|Tilt

steering wheel|Telescoping steering wheel|Steering wheel mounted audio controls|Speed-sensing steering|Speed control|Security system|Remote keyless entry|Rear step bumper|Rear seat center armrest|Rear anti-roll bar|Radio data system|Power windows|Power steering|Power door mirrors|Passenger vanity mirror|Passenger door bin|Panic alarm|Overhead console|Overhead airbag|Outside temperature display|Occupant sensing airbag|Low tire pressure warning|Knee airbag|Illuminated entry|Fully automatic headlights|Front reading lights|Front anti-roll bar|Four wheel independent suspension|Dual front side impact airbags|Dual front impact airbags|Driver vanity mirror|Driver door bin|Delay-off headlights|Bumpers: body-color|Brake assist|Automatic temperature control|Alloy wheels|ABS brakes|Front Center Armrest|Front Bucket Seats|Electronic Stability Control|Air Conditioning|6 Speakers

Warranty Information

- 3Yr/36,000 Bumper / Bumper
- 5Yr/60,000 Powertrain
- 5Yr/60,000 Roadside Assist
- 8Yr/100,000 Hybrid Unique -Components If Equipped

While we make every effort to ensure the data listed here is correct, there may be instances where some of the options or vehicle features may be listed incorrectly as we get data from multiple data sources. PLEASE MAKE SURE to confirm the details of this vehicle with the dealer to ensure its accuracy. Dealer cannot be held liable for data that is listed incorrectly.

While we make every effort to ensure the data listed here is correct, there may be instances where some of the factory rebates, incentives, options or vehicle features may be listed incorrectly as we get data from multiple data sources. PLEASE MAKE SURE to confirm the details of this vehicle (such as what factory rebates you may or may not qualify for) with the dealer to ensure its accuracy. Dealer cannot be held liable for data that is listed incorrectly.

ford.com

VEHICLE DESCRIPTION

MAVERICK

TR A93112

2026 XLT AWD
121" WHEELBASE
2.5L HYBRID ENGINE
POWER-SPLIT ELECTRIC CVT

EXTERIOR
SHADOW BLACK
INTERIOR
NAVY PIER - ASPEN GRAY

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

EXTERIOR
- CARGO BOX TIE DOWN HOOKS
- DAYTIME RUNNING LAMPS
- DOOR HANDLES - BLACK
- EASY FUEL® CAPLESS FILLER
- ENCLOSED BED STORAGE
- FLEXBED™ STORAGE SYSTEM
- HEADLAMPS -WIPER ACTIVATED
- HEADLAMPS-LED AUTO HI-BEAM
- HEADLAMPS-LED AUTO ON/OFF
- LED REFLECTOR HEADLAMPS
- POWER MIRRORS
- POWER TAILGATE LOCK
- TRAILER TOW HITCH
- WIPERS- INTERMITTENT

INTERIOR
- 1-TOUCH DOWN DRIVER WINDOW
- 2ND ROW BENCH FLIP-UP W/ UNDER-SEAT STORAGE
- 8" CLUSTER DISPLAY
- CRUISE CONTROL
- DUAL USB
- MANUAL A/C, SINGLE ZONE
- PARTICULATE AIR FILTER
- POWER LOCKS AND WINDOWS
- POWERPOINTS - 12V
- ROTARY GEAR SHIFT DIAL
- UNIQUE CLOTH BUCKET SEATS
- VINYL SOFT CONSOLE LID

FUNCTIONAL
- 13.2" CENTER DISPLAY
- 4-WHEEL ANTILOCK BRAKE SYS
- 5G MODEM
- BATTERY SAVER FEATURE
- ELECTRIC PARKING BRAKE
- ELECTRONIC PWR ASST STEER
- FORD APP
- INTELL ACCESS W/PUSH START
- PRE-COLLISION ASSIST W/AEB
- REAR VIEW CAMERA
- REMOTE KEYLESS ENTRY
- SELECTABLE DRIVE MODES
- SYNC®4

SAFETY/SECURITY
- AIRBAGS - SAFETY CANOPY®
- BELT-MINDER CHIME
- LATCH CHILD SAFETY SYSTEM
- PERIMETER ALARM
- SECURILOCK® ANTI-THEFT SYS
- TIRE PRESSURE MONIT SYS

WARRANTY
- 3YR/36,000 BUMPER / BUMPER
- 5YR/60,000 POWERTRAIN
- 5YR/60,000 ROADSIDE ASSIST
- 8YR/100,000 HYBRID UNIQUE -COMPONENTS IF EQUIPPED

INCLUDED ON THIS VEHICLE	(MSRP)
EQUIPMENT GROUP 301A	2,220.00
OPTIONAL EQUIPMENT/OTHER	
XLT LUXURY PACKAGE	1,890.00
.POWER 8-WAY DRIVER SEAT	
50 STATE EMISSIONS	NO CHARGE
CONVENTIONAL SPARE TIRE	115.00
SIRIUSXM W/360L (3 MOS TRIAL)	
17" CARBON GRAY ALUM WHEEL	
CONN PKG:1YR INCL W/FORD APP	

PRICE INFORMATION	(MSRP)
BASE PRICE	$30,645.00
TOTAL OPTIONS/OTHER	4,225.00
TOTAL VEHICLE & OPTIONS/OTHER	34,870.00
DESTINATION & DELIVERY	1,845.00

RAMP ONE: CH79

RAMP TWO:

CONVOY

ITEM #: 41-Q37D O/T 2

TOTAL MSRP $36,715.00

Scan The QR Code to get more details about this vehicle

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TE271 N RB 2X 635 014536 05 27 26

EPA DOT Fuel Economy and Environment

Gasoline Vehicle

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2.7 gallons per 100 miles

Small Pickup Trucks range from 20 to 38 MPG. The best vehicle rates 146 MPGe.

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Annual fuel cost **$1,350**

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fueleconomy.gov
Calculate personalized estimates and compare vehicles

Smartphone QR Code™

GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score — Not Rated

Based on the combined ratings of frontal, side and rollover.
Should ONLY be compared to other vehicles of similar size and weight.

Frontal Crash	Driver	★★★★★
	Passenger	★★★★

Based on the risk of injury in a frontal impact.
Should ONLY be compared to other vehicles of similar size and weight.

Side Crash	Front seat	Not Rated
	Rear seat	Not Rated

Based on the risk of injury in a side impact.

Rollover ★★★★

Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars (★★★★★), with 5 being the highest.
Source: National Highway Traffic Safety Administration (NHTSA).
www.safercar.gov or 1-888-327-4236

3FTTW8J32TRA93112

FordPass Connect™

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- Locate your vehicle and check approximate fuel range.
- Receive vehicle health alerts.

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- Connect up to ten Wi-Fi–equipped devices.

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Ford Protect®

Insist on Ford Protect! The only extended service plan fully backed by Ford and honored at every Ford dealership in the U.S., Canada and Mexico. See your Ford dealer or visit www.FordOwner.com.

WARNING: Operating, servicing and maintaining a passenger vehicle, pickup truck, van, or off-road vehicle can expose you to chemicals including engine exhaust, carbon monoxide, phthalates, and lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. To minimize exposure, avoid breathing exhaust, do not idle the engine except as necessary, service your vehicle in a well-ventilated area and wear gloves or wash your hands frequently when servicing your vehicle. For more information go to www.P65Warnings.ca.gov/passenger-vehicle.

Ford Credit
Get Prequalified now at www.ford.com/finance

New 2026 Ford Maverick XLT AWD SuperCrew®

VIN: 3FTTW8J31TRA94591
Stock: TRA94591



Sutton Ford

21315 Central Avenue
Matteson, IL 60443
+1(708) 720-8350
fordleads@drivesuttonly.com

Exterior: Shadow Black
Interior: Navy Pier/Aspen Gray
Engine: 2.5L Hybrid Engine

Drivetrain: AWD
Transmission: Power-Split Electric CVT Transmission
Fuel Efficiency: 40 CITY / 34 HWY

Vehicle Details:

- Tires: P225/65R17 A/S BSW
- Tire Mobility Kit
- Black Rear Step Bumper
- Black Door Handles
- Deep Tinted Glass
- Galvanized Steel/Aluminum Panels
- Tailgate Rear Cargo Access
- Cargo Lamp w/High Mount Stop Light
- Driver Seat
- Full Folding Bench Front Facing Fold Forward Seatback Cloth Rear Seat
- Rear Cupholder
- Remote Releases -Inc: Power Fuel
- Voice Activated Automatic Air Conditioning
- Glove Box
- Interior Trim -inc: Colored Instrument Panel Insert, Colored Door Panel Insert and Other Interior Accents
- Driver And Passenger Visor Vanity Mirrors w/Driver And Passenger Auxiliary Mirror
- Front Map Lights
- Cab Mounted Cargo Lights
- Lane-Keeping System -inc: Lane-Keeping Alert, lane-keeping assist, Driver Alert and road edge detection
- Delayed Accessory Power
- Redundant Digital Speedometer
- Digital/Analog Appearance
- Manual Adjustable Front Head Restraints and Fixed Rear Head Restraints
- Securilock Anti-Theft Ignition (pats) Immobilizer
- 1 12V DC Power Outlet
- 6 Speakers
- Integrated Roof Antenna
- Engine: 2.5L Hybrid
- GVWR: 5,320 lbs
- Transmission w/Driver Selectable Mode
- 45-Amp/Hr 390CCA Maintenance-Free Battery w/Run Down Protection
- 1400# Maximum Payload
- Front And Rear Anti-Roll Bars
- 13.8 Gal. Fuel Tank
- Permanent Locking Hubs
- Short And Long Arm Rear Suspension w/Coil Springs
- Regular Box Style
- Body-Colored Front Bumper w/Black Rub Strip/Fascia Accent
- Black Side Windows Trim and Black Rear Window Trim
- Fixed Rear Window
- Fixed Interval Wipers
- Black Grille
- Integrated Storage
- Auto High Beams
- Passenger Seat
- Manual Tilt/Telescoping Steering Column
- Front Cupholder
- Compass
- Cruise Control w/Steering Wheel Controls
- HVAC -inc: Underseat Ducts
- Driver Foot Rest
- Full Cloth Headliner
- Day-Night Rearview Mirror
- Full Floor Console w/Covered Storage, Mini Overhead Console w/Storage and 1 12V DC Power Outlet
- Cargo Features -inc: Tire Mobility Kit
- Rear View Camera
- Dashboard Storage, Driver / Passenger And Rear Door Bins and 2nd Row Underseat Storage
- Driver Information Center
- Outside Temp Gauge
- Seats w/Cloth Back Material
- 1 Seatback Storage Pocket
- Front Center Armrest and Rear Center Armrest
- Perimeter Alarm
- Air Filtration
- Streaming Audio
- 2 LCD Monitors In The Front
- 2.91 Axle Ratio
- Engine Auto Stop-Start Feature
- Automatic Full-Time All-Wheel
- Regenerative 150 Amp Alternator
- Trailer Wiring Harness
- Gas-Pressurized Shock Absorbers
- Electric Power-Assist Speed-Sensing Steering
- Single Stainless Steel Exhaust
- Strut Front Suspension w/Coil Springs
- Regenerative 4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist, Hill Hold

Control and Electric Parking Brake
- Side Impact Beams
- Tire Specific Low Tire Pressure Warning
- Safety Canopy System Curtain 1st And 2nd Row Airbags
- Rear Child Safety Locks
- Lithium Ion (li-Ion) Traction Battery 1.1 kWh Capacity
- Dual Stage Driver And Passenger Seat-Mounted Side Airbags
- Dual Stage Driver And Passenger Front Airbags
- Airbag Occupancy Sensor
- Driver Knee Airbag
- Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point, Height Adjusters and Pretensioners
- Vehicle Name: Ford Maverick
- Body Style: SuperCrew
- Body Code: T
- Drivetrain: All Wheel Drive
- Passenger Capacity: 5
- Base Curb Weight: 3856
- EPA Greenhouse Gas Score: 7.0
- Gross Vehicle Weight Rating Cap: 5320
- Fuel Economy Est-Combined: 37
- EPA Fuel Economy Est - City: 40
- EPA Fuel Economy Est - Hwy: 34
- Gross Combined Wt Rating: 6145
- Dead Weight Hitch - Max Trailer Wt.: 2000
- Dead Weight Hitch - Max Tongue Wt.: 200
- Wt Distributing Hitch - Max Trailer Wt.: 2000
- Wt Distributing Hitch - Max Tongue Wt.: 200
- Maximum Trailering Capacity: 2000
- Engine Order Code: 993
- Engine Type: Gas/Electric I-4
- Displacement: 2.5 L/152
- Fuel System: Sequential MPI
- SAE Net Horsepower @ RPM: 191 @ 5600
- SAE Net Torque @ RPM: 155 @ 4000
- Trans Order Code: 44E
- Trans Type: 1
- Trans Description Cont.: CVT w/OD
- Trans Description Cont. Again:
- First Gear Ratio (:1):
- Second Gear Ratio (:1):
- Third Gear Ratio (:1):
- Fourth Gear Ratio (:1):
- Fifth Gear Ratio (:1):
- Sixth Gear Ratio (:1):
- Reverse Ratio (:1):
- Trans PTO Access: No
- Transfer Case Model: None
- Transfer Case Power Take Off: No
- Cold Cranking Amps @ 0° F (Primary): 390
- Cold Cranking Amps @ 0° F (2nd): 390
- Tons/yr of CO2 Emissions @ 15K mi/year: 4.7
- Maximum Alternator Capacity (amps): 150
- Engine Oil Cooler: No
- Suspension Type - Front: Strut
- Suspension Type - Rear: Short And Long Arm
- Axle Type - Front: Independent
- Axle Type - Rear: Independent
- Axle Ratio (:1) - Front: 2.91
- Axle Ratio (:1) - Rear: 2.91
- Front Tire Order Code:
- Rear Tire Order Code:
- Spare Tire Order Code:
- Front Tire Size: P225/65HR17
- Rear Tire Size: P225/65HR17
- Spare Tire Size:
- Front Wheel Size: 17 X 7
- Rear Wheel Size: 17 X 7
- Spare Wheel Size:
- Front Wheel Material: Aluminum
- Rear Wheel Material: Aluminum
- Spare Wheel Material:
- Steering Type: Rack-Pinion
- Turning Diameter - Curb to Curb: 40
- Brake Type: 4-Wheel Disc
- Brake ABS System: 4-Wheel
- Brake ABS System (Second Line): 4-Wheel
- Disc - Front (Yes or): Yes
- Disc - Rear (Yes or): Yes
- Drum - Rear (Yes or):
- Fuel Tank Capacity, Approx: 13.8
- Front Head Room: 40.3
- Front Leg Room: 42.8
- Front Shoulder Room: 57.3
- Front Hip Room: 55.4
- Second Head Room: 39.6
- Second Leg Room: 36.9
- Second Shoulder Room: 55.6
- Second Hip Room: 54.1
- Wheelbase: 121.1
- Length, Overall: 199.7
- Width, Max w/o mirrors: 72.6
- Height, Overall: 68.7
- Ground to Top of Load Floor: 30.1
- Ground Clearance, Front: 8.6
- Ground Clearance, Rear: 8.6
- Cargo Box Length @ Floor: 54.4
- Cargo Box Width @ Top, Rear: 53.3
- Cargo Box Width @ Floor: 53.3
- Cargo Box Width @ Wheelhousings: 42.6
- Cargo Box (Area) Height: 20.3
- Tailgate Width: 49.8
- Cargo Volume: 33.3
- Seventh Gear Ratio (:1):
- Eighth Gear Ratio (:1):
- Gross Traction Battery Capacity (kWh): 1.1
- Model Group: Maverick
- Vehicle Segment: Small Pick-up
- Vehicle Type: SuperCrew
- Body Cab Style: Crew Cab
- Bed Style: regular
- Engine Displacement Units: 2.5
- Engine Camshaft: DOHC
- Engine Block Type: aluminum

- Engine Cylinder Count: 4
- Country of Origin: Mexico Ford Truck (Completed Vehicle)
- Pro Power Onboard - 400W
- LED Box Lighting
- Remote Start System
- Wheels: 17" Carbonized Gray Painted Aluminum
- Rear-View Camera
- Lane-Keeping System
- Unique Cloth Front Bucket Seats
- SiriusXM with 360L
- Radio: AM/FM Stereo with 6 Speakers
- 4-Wheel Disc Brakes
- Emergency communication system: SYNC 4 911 Assist
- AM/FM radio: SiriusXM with 360L
- Exterior Parking Camera Rear
- Front beverage holders
- Traction control
- Telescoping steering wheel
- Speed-sensing steering
- Security system
- Rear step bumper
- Rear anti-roll bar
- Power windows
- Power door mirrors
- Passenger door bin
- Overhead console
- Outside temperature display
- Low tire pressure warning
- Illuminated entry
- Front reading lights
- Four wheel independent suspension
- Dual front impact airbags
- Driver door bin
- Bumpers: body-color
- Automatic temperature control
- ABS brakes
- Front Bucket Seats
- Air Conditioning
- Driver Air Bag
- Front Side Air Bag
- Rear Head Air Bag
- A/C
- AM/FM Stereo
- Cruise Control
- All Wheel Drive
- Floor Mats
- Keyless Entry
- Power Mirror(s)
- Bucket Seats
- Adjustable Steering Wheel
- Tires - Rear All-Season
- Power Windows
- A/T
- MP3 Capability
- Privacy Glass
- Immobilizer
- Driver Vanity Mirror
- Tow Hitch
- Engine Valve Count: 4
- Equipment Group 301A
- XLT Luxury Package
- Heated Seats
- Heated Mirror with Painted Black Skull Caps
- Soft Vinyl Wrapped Heated Steering Wheel
- Auto High Beams
- Intersection Assist
- Pre-Collision Assist with Automatic Emergency Braking
- Ford Connectivity Package (1-Year Included)
- 2.91 Axle Ratio
- SYNC 4
- Internet access capable: 5G Modem - Ford Connectivity Package
- Apple CarPlay/Android Auto
- Auto High-beam Headlights
- Compass
- Trip computer
- Tilt steering wheel
- Steering wheel mounted audio controls
- Speed control
- Remote keyless entry
- Rear seat center armrest
- Radio data system
- Power steering
- Passenger vanity mirror
- Panic alarm
- Overhead airbag
- Occupant sensing airbag
- Knee airbag
- Fully automatic headlights
- Front anti-roll bar
- Dual front side impact airbags
- Driver vanity mirror
- Delay-off headlights
- Brake assist
- Alloy wheels
- Front Center Armrest
- Electronic Stability Control
- 6 Speakers
- Passenger Air Bag
- Front Head Air Bag
- Climate Control
- Security System
- ABS
- Child Safety Locks
- 4 Cylinder Engine
- Daytime Running Lights
- Power Door Locks
- Cloth Seats
- Power Steering
- Tires - Front All-Season
- Traction Control
- Intermittent Wipers
- Satellite Radio
- Gas/Electric Hybrid
- Steering Wheel Audio Controls
- Automatic Headlights
- Passenger Vanity Mirror
- Tire Pressure Monitor

- Trip Computer
- Telematics
- Stability Control
- Keyless Start
- Rear Bench Seat
- Lane Departure Warning
- Cross-Traffic Alert
- WiFi Hotspot
- Front Collision Mitigation
- LED Headlights
- Driver Monitoring
- Bluetooth Connection
- Back-Up Camera
- Brake Assist
- Auxiliary Audio Input
- Passenger Air Bag Sensor
- Knee Air Bag
- Lane Keeping Assist
- Smart Device Integration
- Automatic Highbeams
- Requires Subscription
- Lithium Ion Traction Battery

MSRP $36,715
Sutton Ford Discount -$2,250
Documentation Fee +$377
Sutton Ford Price $34,842

Disclaimer:

New/Used vehicle pricing includes all manufacturer offers and incentives available to all customers. Dealer Doc Fee $377.00 included within the final advertised price. Tax, Title, Tags, not included in vehicle prices shown and must be paid by the purchaser. While every effort is made to ensure accuracy, please verify all information with a dealership representative. See dealer for complete details.

*** With approved credit. Terms may vary.*

***EPA-estimated MPG. Actual results may vary.*See dealer for complete details.

ford.com

VEHICLE DESCRIPTION

MAVERICK

TR A94591

2026 XLT AWD
121" WHEELBASE
2.5L HYBRID ENGINE
POWER-SPLIT ELECTRIC CVT

EXTERIOR
SHADOW BLACK
INTERIOR
NAVY PIER - ASPEN GRAY

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

EXTERIOR
- CARGO BOX TIE DOWN HOOKS
- DAYTIME RUNNING LAMPS
- DOOR HANDLES - BLACK
- EASY FUEL® CAPLESS FILLER
- ENCLOSED BED STORAGE
- FLEXBED™ STORAGE SYSTEM
- HEADLAMPS -WIPER ACTIVATED
- HEADLAMPS-LED AUTO HI-BEAM
- HEADLAMPS-LED AUTO ON/OFF
- LED REFLECTOR HEADLAMPS
- POWER MIRRORS
- POWER TAILGATE LOCK
- TRAILER TOW HITCH
- WIPERS- INTERMITTENT

INTERIOR
- 1-TOUCH DOWN DRIVER WINDOW
- 2ND ROW BENCH FLIP-UP W/ UNDER-SEAT STORAGE
- 8" CLUSTER DISPLAY
- CRUISE CONTROL
- DUAL USB
- MANUAL A/C, SINGLE ZONE
- PARTICULATE AIR FILTER
- POWER LOCKS AND WINDOWS
- POWERPOINTS - 12V
- ROTARY GEAR SHIFT DIAL
- UNIQUE CLOTH BUCKET SEATS
- VINYL SOFT CONSOLE LID

FUNCTIONAL
- 13.2" CENTER DISPLAY
- 4-WHEEL ANTILOCK BRAKE SYS
- 5G MODEM
- BATTERY SAVER FEATURE
- ELECTRIC PARKING BRAKE
- ELECTRONIC PWR ASST STEER
- FORD APP
- INTELL ACCESS W/PUSH START
- PRE-COLLISION ASSIST W/AEB
- REAR VIEW CAMERA
- REMOTE KEYLESS ENTRY
- SELECTABLE DRIVE MODES
- SYNC®4

SAFETY/SECURITY
- AIRBAGS - SAFETY CANOPY®
- BELT-MINDER CHIME
- LATCH CHILD SAFETY SYSTEM
- PERIMETER ALARM
- SECURILOCK® ANTI-THEFT SYS
- TIRE PRESSURE MONIT SYS

WARRANTY
- 3YR/36,000 BUMPER / BUMPER
- 5YR/60,000 POWERTRAIN
- 5YR/60,000 ROADSIDE ASSIST
- 8YR/100,000 HYBRID UNIQUE -COMPONENTS IF EQUIPPED

INCLUDED ON THIS VEHICLE	(MSRP)
EQUIPMENT GROUP 301A	2,220.00
OPTIONAL EQUIPMENT/OTHER	
XLT LUXURY PACKAGE	1,890.00
.POWER 8-WAY DRIVER SEAT	
50 STATE EMISSIONS	NO CHARGE
CONVENTIONAL SPARE TIRE	115.00
SIRIUSXM W/360L (3 MOS TRIAL)	
17" CARBON GRAY ALUM WHEEL	
CONN PKG:1YR INCL W/FORD APP	

PRICE INFORMATION	(MSRP)
BASE PRICE	$30,645.00
TOTAL OPTIONS/OTHER	4,225.00
TOTAL VEHICLE & OPTIONS/OTHER	34,870.00
DESTINATION & DELIVERY	1,845.00

RAMP ONE: CH79

RAMP TWO:

CONVOY

ITEM #: 41-U06T O/T 2

TOTAL MSRP $36,715.00

Scan The QR Code to get more details about this vehicle

This label is affixed pursuant to the Federal Automobile Information Disclosure Act. Gasoline, License, and Title Fees, State and Local taxes are not included. Dealer installed options or accessories are not included unless listed above.

TE281 N RB 2X 635 012927 05 28 26

EPA DOT Fuel Economy and Environment

Gasoline Vehicle

Fuel Economy

37 MPG combined city/hwy — 40 city — 34 highway

Small Pickup Trucks range from 20 to 38 MPG. The best vehicle rates 146 MPGe.

2.7 gallons per 100 miles

You **save $1,750** in fuel costs over 5 years compared to the average new vehicle.

Annual fuel cost $1,350

Fuel Economy & Greenhouse Gas Rating (tailpipe only): 7 (1 — 10 Best)

Smog Rating (tailpipe only): 7 (1 — 10 Best)

This vehicle emits 241 grams CO_2 per mile. The best emits 0 grams per mile (tailpipe only). Producing and distributing fuel also create emissions; learn more at fueleconomy.gov.

Actual results will vary for many reasons, including driving conditions and how you drive and maintain your vehicle. The average new vehicle gets 29 MPG and costs $8,500 to fuel over 5 years. Cost estimates are based on 15,000 miles per year at $3.30 per gallon. MPGe is miles per gasoline gallon equivalent. Vehicle emissions are a significant cause of climate change and smog.

fueleconomy.gov
Calculate personalized estimates and compare vehicles

Smartphone QR Code™

GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score — **Not Rated**

Based on the combined ratings of frontal, side and rollover.
Should ONLY be compared to other vehicles of similar size and weight.

Frontal Crash	Driver	★★★★★
	Passenger	★★★★

Based on the risk of injury in a frontal impact.
Should ONLY be compared to other vehicles of similar size and weight.

Side Crash	Front seat	**Not Rated**
	Rear seat	**Not Rated**

Based on the risk of injury in a side impact.

Rollover ★★★★

Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars (★★★★★), with 5 being the highest.
Source: National Highway Traffic Safety Administration (NHTSA).
www.safercar.gov or 1-888-327-4236

3FTTW8J31TRA94591

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Activate 4G LTE Wi-Fi Hotspot
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- Connect up to ten Wi-Fi–equipped devices.

*Compatible with select smartphone platforms. FordPass Connect™ service required (see App Terms for more information). Connected service and related feature functionality is subject to compatible AT&T-network availability. Evolving technology/cellular networks may affect functionality and availability, or continued provision of some features, prohibiting them from functioning. Message and data rates may apply. See your local Ford website for our privacy policy.

The FordPass Connect™ modem is active and sending vehicle data (e.g., diagnostics) to Ford. See in-vehicle Settings for connectivity options.

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City Council
Agenda Memorandum

Item #PD-2

To: **City Council**

From: **John Arizzi**

Subject: **Resolution No. 26-114 Approving a Contract with Axon Enterprise, Inc. for Body Worn Camera and In-Squad Fleet Cameras for $1,729,021.12**

Date: **October 21, 2026**

BACKGROUND/HISTORY

The Lockport Police Department currently utilizes Motorola Solutions WatchGuard in-car camera systems in its squad car fleet. The WatchGuard 4RE cameras were purchased in 2018. These cameras download recorded footage to an on-premises WatchGuard Evidence Library 4 (EL4) server. Motorola Solutions issued a Lifecycle Support Notice identifying both the WatchGuard 4RE cameras and Evidence Library 4 server software as end-of-life effective July 31, 2023. As a result, replacement parts for the 4RE cameras are no longer available for purchase, and the EL4 server software is no longer eligible for upgrades. This limits the Department's ability to maintain, repair, and support its existing in-squad camera systems.

The Police Department currently utilizes Axon Enterprise, Inc. body-worn cameras (BWCs). State law requires all officers to wear a BWC while on duty. The Department's existing Axon BWC contract is scheduled to expire at the end of 2028.

The Police Department proposes entering into a new 10-year contract with Axon Enterprise, Inc. that will combine the existing body-worn camera agreement with the implementation of Axon Fleet 3 in-squad camera systems. This consolidated contract will provide a unified recording and digital evidence management system while replacing the Department's aging and unsupported WatchGuard equipment.

The proposed agreement includes the following features and benefits:

Integrated Body-Worn and In-Squad Cameras: Axon Fleet 3 cameras will automatically link in-squad video with body-worn camera footage, creating a continuous and coordinated record of incidents.
Automatic Activation: The Axon Signal technology currently installed on Lockport Police officers' holsters will automatically activate both the BWC and Fleet 3 in-squad cameras, helping ensure that critical incidents are recorded.

Centralized Digital Evidence Management: All BWC and Fleet 3 footage will automatically synchronize and be associated with a single case in Axon's cloud-based Evidence.com platform. This will streamline evidence management, improve accessibility, and provide a more secure process for storing and managing digital evidence.
Scheduled Equipment Replacement: Axon will replace all body-worn cameras every 30 months and all Fleet 3 in-squad cameras every 60 months throughout the contract term. This will help ensure that officers have access to current, supported equipment and reduce the Department's reliance on aging technology.
Real-Time Language Translation: The BWC software will include instant translation capabilities supporting more than 70 languages. This feature will assist officers in overcoming language barriers and communicating with individuals during time-sensitive calls for service and other interactions.
Police Policy Assistance: The BWC software will also include a policy chat feature that allows officers to ask questions about Lockport Police Department policies directly through their body-worn cameras. This will provide officers with immediate access to policy information while working in the field.

By consolidating the Department's existing BWC agreement and the replacement of its in-squad camera systems into a single contract, the proposed agreement will provide a coordinated technology platform, scheduled equipment refreshes, and integrated digital evidence management.

Financial Summary

The proposed 10-year contract has a total cost of $1,729,021.12, with annual payments scheduled as follows:

Payment Date Annual Payment
January 1, 2027 $189,194.11*
January 1, 2028 $171,091.89
January 1, 2029 $171,091.89
January 1, 2030 $171,091.89
January 1, 2031 $171,091.89
January 1, 2032 $171,091.89
January 1, 2033 $171,091.89
January 1, 2034 $171,091.89
January 1, 2035 $171,091.89
January 1, 2036 $171,091.89
Total Contract Cost $1,729,021.12

The January 1, 2027 payment includes an $18,102.19 transfer balance from the existing BWC contract.

PROS/CONS/ALTERNATIVES
The Police Department currently operates two separate camera systems from two different manufacturers for its body-worn and in-squad cameras. The existing Motorola Solutions WatchGuard 4RE in-squad camera system has reached end of life and is no longer supported by the manufacturer, with replacement parts and software upgrades no longer available. Continuing to operate a system that is no longer supported creates increasing challenges for equipment maintenance, repairs, and long-term reliability.

The Police Department currently utilizes Axon Body Worn Cameras (BWC). While researching the replacement of the in-squad cameras, it became apparent that the most cost-effective solution would be to combine the in-squad cameras and the BWCs with the same vendor. Otherwise, two complete parallel systems would have to be purchased and maintained, and we would continue to suffer the risk of one or the other no longer being compatible. Further, the City still has two years and $160,000 remaining on its BWC contract with Axon. Therefore, switching to Motorola for both sets of cameras and there operating systems would be cost prohibitive.

Consolidating the Department's BWC and in-squad camera systems under a single manufacturer and technology ecosystem will streamline the collection, storage, management, and processing of digital evidence. Integrating the two systems will also reduce the administrative burden associated with maintaining separate platforms and provide efficiencies in training, equipment management, technical support, and evidence handling, saving staff time and resources. Additionally, incorporating the Police Department's existing Axon BWC agreement into the proposed 10-year Axon BWC and Fleet 3 in-squad camera contract provides a significant financial benefit. The consolidated agreement will result in $702,777.98 in savings from MSRP, while providing both BWC and in-squad camera services under a single long-term contract.

The proposed agreement will replace the Department's end-of-life in-squad camera system, consolidate existing BWC services into a single contract, and provide integrated recording, evidence management, equipment refreshes, and additional technology to support officers in the field.

Based on the above, Staff is recommending the Single-Source procurement of Axon BWCs and in-squad fleet cameras as the most cost-effective and efficient solution.

RECOMMENDATION

Approve Resolution No. 26-114 Approving a Contract with Axon Enterprise, Inc. for Body Worn Camera and In-Squad Fleet Cameras for $1,729,021.12

SPECIFIC CITY COUNCIL ACTION REQUIRED

Motion to Approve

ATTACHMENTS:

Resolution No. 26-114 Approving a Contract with Axon Enterprise, Inc. for Body Worn Camera and In-Squad Fleet Cameras for $1,729,021.12
Axon Enterprise, Inc Quote - Q876384003

RESOLUTION NO. 26-114

A RESOLUTION APPROVING A CONTRACT WITH AXON ENTERPRISE, INC. FOR BODY WORN CAMERA AND IN-SQUAD FLEET CAMERAS FOR $1,729,021.12.

WHEREAS, the Lockport Police Department currently utilizes Motorola Solutions WatchGuard 4RE in-squad camera systems and an Evidence Library 4 server for the recording and storage of digital evidence; and

WHEREAS, the Motorola Solutions WatchGuard 4RE cameras and Evidence Library 4 server software have reached end-of-life and are no longer supported by the manufacturer, limiting the Police Department's ability to maintain, repair, and upgrade the existing in-squad camera system; and

WHEREAS, the Lockport Police Department currently utilizes body-worn cameras provided by Axon Enterprise, Inc., pursuant to an existing agreement that is scheduled to expire at the end of 2028; and

WHEREAS, the Police Department desires to replace its existing end-of-life in-squad camera system and consolidate its body-worn camera and in-squad camera systems under a single technology platform; and

WHEREAS, Axon Enterprise, Inc. has proposed a new ten-year agreement that will incorporate the City's existing body-worn camera services and provide Axon Fleet 3 in-squad camera systems, together with related software, digital evidence management, support, and equipment replacement services; and

WHEREAS, the proposed agreement will integrate body-worn camera and in-squad camera footage through Axon's cloud-based Evidence.com platform and provide automatic camera activation, centralized digital evidence management, scheduled equipment replacement, real-time language translation capabilities, and policy assistance features; and

WHEREAS, the proposed agreement provides for the replacement of body-worn cameras every thirty (30) months and Fleet 3 in-squad cameras every sixty (60) months during the contract term, helping ensure that the Police Department has access to current and supported equipment; and

WHEREAS, the proposed ten-year agreement has a total contract cost of $1,729,021.12, with annual payments scheduled from January 1, 2027 through January 1, 2036; and

WHEREAS, the January 1, 2027 payment of $189,194.11 includes an $18,102.19 transfer balance from the City's existing body-worn camera agreement; and

WHEREAS, the proposed consolidated agreement will provide body-worn camera and in-squad camera services under a single long-term agreement and will result in savings of $702,777.98 from manufacturer suggested retail pricing.

NOW, THEREFORE, be it resolved by the Mayor and City Council of the City of Lockport, Will County, Illinois, As follows:

SECTION 1: The Mayor and City Council hereby approve the ten-year agreement with Axon Enterprise, Inc. for body-worn camera and Axon Fleet 3 in-squad camera systems in the total amount of $1,729,021.12, including all equipment, software, services, support, and scheduled equipment replacements provided under the agreement.

SECTION 2: The City Administrator and appropriate City staff are authorized to make the annual payments required under the agreement in accordance with the approved contract and applicable City budgets.

SECTION 3: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED this _____day of _____, 2026, with

_____ALDERMEN voting aye _____ALDERMEN abstaining

_____ALDERMEN voting nay _____ALDERMEN absent

The MAYOR voting aye _____, voting nay _____, not voting _____

_____CARDAMONE _____BARTELSEN _____LIF _____BERGBOWER

_____GILLOGLY _____DESKIN _____PUGH _____KING

_____MAYOR

_____

Steven Streit, Mayor

ATTEST:

_____

Kathleen Gentile, City Clerk

Axon Enterprise, Inc.

17800 N 85th St, Scottsdale, Arizona 85255, United States
VAT: 86-0741227
Domestic: (800) 978-2737 | International: +1 800.978.2737

Q-876384-003 Acct: 327513

Issued	**Sep 22, 2026**
Expires	**Sep 30, 2026**
Payment Terms	**N30**
Mode of Delivery	**AUTO-GND**

Lockport Police Dept. - IL

Currency: USD

CUSTOMER DETAILS

SHIP TO
Lockport Police Dept. - IL
1212 S Farrell Rd
Lockport, IL
60441-8832
USA

BILL TO
Lockport Police Dept. - IL
1212 S Farrell Rd
Lockport, IL
60441-8832
USA

SALES REPRESENTATIVE
Tommy Salisbury
Email: tsalisbury@axon.com

PRIMARY CONTACT
John Arizzi
Phone: (815) 838-2132
Email: jarizzi@lockportpolice.info

QUOTE SUMMARY

Program Length	**120 Months**
Contract Start	**Feb 1, 2027**
Contract End	**Jan 31, 2037**
TOTAL CONTRACT	
Net Total	**$1,729,021.12**
Est. Tax	**$0.00**
Total Contract Value	**$1,729,021.12**

DISCOUNT SUMMARY

MSRP	**$2,431,799.10**
Total Savings	**$702,777.98**

PAYMENT SUMMARY

DATE	SUBTOTAL	EST. TAX	TOTAL
Jan 1, 2027	$189,194.11	$0.00	**$189,194.11**
Jan 1, 2028	$171,091.89	$0.00	**$171,091.89**
Jan 1, 2029	$171,091.89	$0.00	**$171,091.89**
Jan 1, 2030	$171,091.89	$0.00	**$171,091.89**
Jan 1, 2031	$171,091.89	$0.00	**$171,091.89**
Jan 1, 2032	$171,091.89	$0.00	**$171,091.89**
Jan 1, 2033	$171,091.89	$0.00	**$171,091.89**
Jan 1, 2034	$171,091.89	$0.00	**$171,091.89**
Jan 1, 2035	$171,091.89	$0.00	**$171,091.89**
Jan 1, 2036	$171,091.89	$0.00	**$171,091.89**
Total	**$1,729,021.12**	**$0.00**	**$1,729,021.12**

SUMMARY PRICING FOR TERM

ITEM	DESCRIPTION	QTY	TERM (START)	UNBUNDLED	LIST PRICE	NET PRICE	SUBTOTAL	EST. TAX	TOTAL
TRANSFER BALANCE									
100552	Transfer Balance - Goods	1	—	—	**$1.00**	**$12,947.06**	**$12,947.06**	$0.00	**$12,947.06**
100553	Transfer Balance - Software and Services	1	—	—	**$1.00**	**$5,155.13**	**$5,155.13**	$0.00	**$5,155.13**
					Transfer Balance Total		**$18,102.19**	**$0.00**	**$18,102.19**

ITEM	DESCRIPTION	QTY	TERM (START)	UNBUNDLED	LIST PRICE	NET PRICE	SUBTOTAL	EST. TAX	TOTAL
AXON AI									
102011	Axon AI Assistant	49	120 (2/2027)	—	$36.35	$16.36	$96,182.10	$0.00	$96,182.10
						Axon AI Total	$96,182.10	$0.00	$96,182.10
BODY WORN CAMERA									
BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	6	120 (2/2027)	$84.42	$39.98	$39.98	$28,785.60	$0.00	$28,785.60
BWCamTAP10Yr	Body Worn Camera TAP 10 Year Bundle	49	120 (2/2027)	$53.52	$37.46	$37.46	$220,264.80	$0.00	$220,264.80
						Body Worn Camera Total	$249,050.40	$0.00	$249,050.40
DIGITAL EVIDENCE MANAGEMENT									
BasicLicense	Basic License Bundle	40	120 (2/2027)	—	$18.17	$18.01	$86,448.00	$0.00	$86,448.00
ProLicense	Pro License Bundle	16	120 (2/2027)	—	$54.52	$54.03	$103,737.60	$0.00	$103,737.60
73682	Axon Evidence - Auto Tagging License	49	120 (2/2027)	—	$12.12	$12.12	$71,265.60	$0.00	$71,265.60
73739	Axon Performance - License	49	120 (2/2027)	—	$12.12	$12.12	$71,265.60	$0.00	$71,265.60
73478	Axon Evidence - Redaction Assistant User License	49	120 (2/2027)	—	$12.12	$12.12	$71,265.60	$0.00	$71,265.60
102531	PSO Virtual Training	1	—	—	$2,500.00	$0.00	$0.00	$0.00	$0.00
73686	Axon Evidence - Storage - Axon Device Unlimited	49	120 (2/2027)	—	$36.35	$3.64	$21,373.80	$0.00	$21,373.80
						Digital Evidence Management Total	$425,356.20	$0.00	$425,356.20
FLEET									
Fleet3A10Yr	Fleet 3 Advanced 10 Year	32	120 (2/2027)	$294.12	$248.53	$236.10	$906,624.00	$0.00	$906,624.00
						Fleet Total	$906,624.00	$0.00	$906,624.00
SIGNAL SENSOR									
101886	Axon Signal - Signal Sensor (sensor only)	49	—	—	$299.00	$0.00	$0.00	$0.00	$0.00
101889	Axon Signal - Battery - CR2032 Single Pack	49	—	—	$5.00	$0.00	$0.00	$0.00	$0.00
100610	Axon Signal - Installation Service - Virtual	1	—	—	$1,500.00	$1,500.00	$1,500.00	$0.00	$1,500.00
101686	Axon Signal - Ext Warranty - Signal Sensor	49	109 (1/2028)	—	$6.03	$6.03	$32,206.23	$0.00	$32,206.23
						Signal Sensor Total	$33,706.23	$0.00	$33,706.23
VEHICLE INTELLIGENCE									
B00076	Outpost TAP Plan	1	120 (2/2027)	$355.66	$264.97	$0.00	$0.00	$0.00	$0.00
						Vehicle Intelligence Total	$0.00	$0.00	$0.00
							SUBTOTAL	EST. TAX	TOTAL
	Total						$1,729,021.12	$0.00	$1,729,021.12

DELIVERY SCHEDULE

ESTIMATED SHIPPING DATE: Jan 1, 2027

Shipping Location: **1212 S Farrell Rd, Lockport, IL, 60441-8832, USA**

HARDWARE		QTY
103346	Axon Fleet - Ericsson R980-5GD-A+5Yr Netcloud	32
101924	Axon Fleet - Taoglas Ant - 7-in-1 4Cell 2WIFI 1GNSS Int	32
72036	Axon Fleet 3 - Standard 2 Camera Kit	33
103151	Axon Outpost - Battery & Charger Enclosure - Extended	1
102032	Axon Outpost - Camera	1
102552	Axon Outpost - Pole - Standard	1
102488	Axon Outpost - Solar Panel - 100W	1
102737	Axon Outpost - Standard Solar Hardware Kit	1
102538	Axon Outpost - Top Mount End Cap - Standard	1
101889	Axon Signal - Battery - CR2032 Single Pack	49
101886	Axon Signal - Signal Sensor (sensor only)	49
70112	Axon Signal Vehicle	32
SERVICES		**QTY**
73391	Axon Fleet 3 - Deployment Per Vehicle - Not Oversized	32
73392	Axon Fleet 3 - Installation - Upgrade (Per Vehicle)	32
102136	Axon Outpost - Standard Installation	1
102143	Axon Outpost - Upgrade Installation	1
100610	Axon Signal - Installation Service - Virtual	1
102531	PSO Virtual Training	1
WARRANTIES		**QTY**
80464	Axon Body - TAP Warranty - Camera	50
80465	Axon Body - TAP Warranty - Multi-Bay Dock	6
80495	Axon Fleet 3 - Ext Warranty - 2 Camera Kit	33
102135	Axon Outpost - Ext Warranty - Camera	1
102137	Axon Outpost - Maintenance	1
101686	Axon Signal - Ext Warranty - Signal Sensor	49
80379	Axon Signal - Ext Warranty - Signal Vehicle	32

ESTIMATED SHIPPING DATE: Feb 1, 2027

Shipping Location: **1212 S Farrell Rd, Lockport, IL, 60441-8832, USA**

SOFTWARE		QTY
102011	Axon AI Assistant	49
73682	Axon Evidence - Auto Tagging License	49
80400	Axon Evidence - Fleet Vehicle License	32
73840	Axon Evidence - License - Basic	40
73746	Axon Evidence - License - Pro	16
73478	Axon Evidence - Redaction Assistant User License	49
73683	Axon Evidence - Storage - 10GB A La Carte	88

73686	Axon Evidence - Storage - Axon Device Unlimited	49
80410	Axon Evidence - Storage - Fleet 1 Camera Unlimited	64
80402	Axon Fleet - Real-Time Location, Alerts & Livestream License	32
80401	Axon Fleet 3 - ALPR License - 1 Camera	32
73739	Axon Performance - License	49
102142	Axon Vehicle Intelligence - ALPR License	1

ESTIMATED SHIPPING DATE: Jul 1, 2029

Shipping Location: **1212 S Farrell Rd, Lockport, IL, 60441-8832, USA**

HARDWARE		QTY
73309	Axon Body - TAP Refresh 1 - Camera	50
73689	Axon Body - TAP Refresh 1 - Dock Multi-Bay	6

ESTIMATED SHIPPING DATE: Jan 1, 2032

Shipping Location: **1212 S Farrell Rd, Lockport, IL, 60441-8832, USA**

HARDWARE		QTY
73310	Axon Body - TAP Refresh 2 - Camera	50
73688	Axon Body - TAP Refresh 2 - Dock Multi-Bay	6
72040	Axon Fleet - TAP Refresh 1 - 2 Camera Kit	33
102810	Axon Outpost - TAP Refresh One - Battery Enclosure Extended	1
102144	Axon Outpost - TAP Refresh One - Camera	1

ESTIMATED SHIPPING DATE: Jul 1, 2034

Shipping Location: **1212 S Farrell Rd, Lockport, IL, 60441-8832, USA**

HARDWARE		QTY
73345	Axon Body - TAP Refresh 3 - Camera	50
73347	Axon Body - TAP Refresh 3 - Dock Multi-Bay	6

ESTIMATED SHIPPING DATE: Jan 1, 2037

Shipping Location: **1212 S Farrell Rd, Lockport, IL, 60441-8832, USA**

HARDWARE		QTY
73346	Axon Body - TAP Refresh 4 - Camera	50
73348	Axon Body - TAP Refresh 4 - Dock Multi-Bay	6
100092	Axon Fleet - TAP Refresh 2 - 2 Camera Kit	33
102813	Axon Outpost - TAP Refresh Two - Battery Enclosure Extended	1
102145	Axon Outpost - TAP Refresh Two - Camera	1

TERMS & CONDITIONS

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

STANDARD TERMS AND CONDITIONS

Axon Master Services and Purchasing Agreement:
This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at https://www.axon.com/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:
The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:
Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

EXCEPTIONS TO STANDARD TERMS AND CONDITIONS

Agency has existing contract(s) originated via Quote(s):

Q-485572, Q-624728, Q-857569,

Agency is terminating those contracts effective 2/1/2027. Any changes in this date will result in modification of the program value which may result in additional fees or credits due to or from Axon.

The parties agree that Axon is applying a Transfer Balance of $18,102.19

Rewrite Estimates
Estimated Amounts and Contract Terminations. Any amounts stated as due under existing or terminated contracts — including contract transfer balances carried forward to new or pending contracts — are estimates based on payments received as of the calculation date. These estimates may be adjusted if new contracts are not executed on the anticipated dates or if expected payments are not made.

Refresh Shipment Timing
Technology Assurance Plan (TAP) Refresh Prior to Renewal. For Customers with expiring agreements that include TAP refresh rights, Axon may, in its discretion, ship refresh hardware under the existing contract while renewal or replacement agreements are in progress. Any such shipments will be deemed made under the terms of the existing contract until the new contract is fully executed, after which any applicable updates, fees, or adjustments will apply.

Shipment Timing
Shipment Variance . Estimated shipment dates are provided for planning purposes only and are not guarantees. Axon may ship hardware before or after the estimated shipment date, and failure to meet an estimated shipment date will not, by itself, constitute a breach, provided Axon uses commercially reasonable efforts to meet estimated shipment dates.

Signature
9/22/2026

Date Signed

City Council
Agenda Memorandum

Item #FN-1

To: **City Council**

From: **Lisa Heglund, Finance Director**

Subject: **Bills Through October 13, 2026**

Date: **October 21, 2026**

BACKGROUND/HISTORY
Attached is a list of various bills and invoices through October 13, 2026

PROS/CONS/ALTERNATIVES
N/A

RECOMMENDATION
Approve the various bills through October 13, 2026

SPECIFIC CITY COUNCIL ACTION REQUIRED
Approve the various bills through October 13, 2026 as presented

ATTACHMENTS:
Bill Summary Through October 13, 2026
Bills List Through October 13, 2026

To: City Council
From: Lisa Heglund
RE: Various Bills
Date: October 14, 2026

Below is a list of some of the invoices that are in your packet. I have included some additional information to further explain the expense. The amounts listed below are based on the invoice amount.

Vendor Name	Amount Paid	Description
ALEXANDER CHEMICAL CORP	8,322.45	2026 ALEXANDER CHEMICAL CONTRACT - STP
BAXTER & WOODMAN/BOLLER CONSTRUCTION	935,363.29	13TH ST LIFT STATION IMPROVEMENTS DESIGN BUILD
BAXTER AND WOODMAN, INC	5,232.00	WATER MODEL & MASTER PLAN
BAXTER AND WOODMAN, INC	94,617.32	DIVISION STREET WWTP CONSTRUCTION ENGINEERING
BONNIE BRAE FOREST MANOR	11,433.00	TAP ON FEE - AUGUST 2026
CHAMLIN ASSOCIATES INC.	7,701.18	LOCKPORT TOWNSHIP OFFICE PARKING EXPANSION
CHAMLIN ASSOCIATES INC.	9,277.50	2026 DEVELOPMENT SERVICES
CHAMLIN ASSOCIATES INC.	14,386.11	ROYAL HIGHLANDS
CHAMLIN ASSOCIATES INC.	15,566.56	HERITAGE WOODS SUPPORTIVE LIVING
CHRISTOPHER B. BURKE ENG., LTD.	9,648.50	IL 7 CHANNELIZATION PHASE III ENGINEERING SERVICES
D. OXLEY CONSTRUCTION INC.	9,014.20	8TH STREET ALLEY REPAIRS
ELLIOTT ELECTRIC INC	16,500.00	NEW LIGHTS AND DIMMERS AC2
ELLIOTT ELECTRIC INC	27,100.00	NEW LIGHTS AND DIMMERS AC3
J L ADLER ROOFING & SHEET METAL INC	15,950.00	SOFFIT REPAIR - SOUTH GBT BLDG
LAI, LTD.	19,005.88	WEMCO PUMP SUPPLIES
LOCKPORT HEIGHTS SANITARY	6,936.00	TAP ON FEE REBATE - AUGUST 2026
P T FERRO CONSTRUCTION	117,366.77	2026 ROADWAY & WATERMAIN PROJECT PAY #7
STELLA'S ON STATE INC.	10,000.00	REFUND OF FINE
TRIA ARCHITECTURE, INC.	5,034.37	CITY HALL BATHROOM RENOVATIONS
WILL COUNTY CENTER FOR ECONOMIC DEV	15,000.00	ANNUAL CED INVESTMENT MEMBERSHIP 9/1/26-8/31/27

INVOICE REGISTER FOR CITY OF LOCKPORT
EXP CHECK RUN DATES 09/30/2026 - 10/13/2026
JOURNALIZED
PAID

VENDOR NAME / INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
ACCURATE EMPLOYMENT SCREENINGS LLC					
AUR2469120	10/01/2026	BACKGROUND SCREENING - ATWOOD, ALEX	01-18-00-56800	STREET DEPARTMENT	$81.06
				VENDOR TOTAL:	**$81.06**
AJGP GROUP INC.					
12921	09/26/2026	2026 VEHICLE INSPECTIONS	01-18-00-52000	STREET DEPARTMENT	$2,595.00
12922	09/26/2026	2026 VEHICLE INSPECTIONS	01-18-00-52000	STREET DEPARTMENT	$1,103.00
				VENDOR TOTAL:	**$3,698.00**
ALEXANDER CHEMICAL CORP					
112665	09/21/2026	2026 ALEXANDER CHEMICAL CONTRACT - STP	20-16-00-51840	PUBLIC WORKS	$8,322.45
				VENDOR TOTAL:	**$8,322.45**
AMAZON CAPITAL SERVICES					
19HR-QPPJ-111C	10/01/2026	GOLDENMATE LITHIUM UPS BATTERY BACKUP & SU	01-01-00-53400	CITY ADMINISTRATION	$406.97
1P9T-74VQ-34J9	10/01/2026	TRIPP LITE HDMI OVER ETHERNET CAT6 RECEIVER	01-01-00-53400	CITY ADMINISTRATION	$57.78
17M4-PTCK-YPT6	10/01/2026	BUSINESS CARDS, 400 PACK NECK LANYARD	01-01-00-56310	CITY ADMINISTRATION	$125.71
1QDD-11G6-XXYT	10/01/2026	YETI RAMBLER 30 OZ, STATPES POCKETS FOLDERS	01-01-00-56801	CITY ADMINISTRATION	$355.15
1L39-4LGM-Y4QN	10/01/2026	COMPUTER MONITORS	01-01-00-53400	CITY ADMINISTRATION	$627.24
169D-1JTN-YJMV	10/01/2026	RAB LIGHTING HEAVY DUTY, LED WALLPACK	20-15-00-51900	PUBLIC WORKS	$935.36
1D9T-KW3L-YQGL	10/01/2026	SHIPPING LABELS	01-01-00-56310	CITY ADMINISTRATION	$36.55
1WXR-NNXC-TWMR	10/01/2026	EARBUDS, KEYBOARD,GRILL IGNITER, OFFICE CHA	01-04-00-52300	POLICE DEPARTMENT	$3,236.43
1PCM-W6LQ-TLM6	10/01/2026	TONER, RUBBER DUCKS, WRISTBANDS, BRACELET	01-04-00-51000	POLICE DEPARTMENT	$462.61
1PVH-J4G6-QKP1	10/01/2026	SPRAY PAINT, NAME PLATE, ICE MAKER	01-01-00-51000	CITY ADMINISTRATION	$342.41
17RT-YTL1-794X	10/01/2026	BATTERY BACKUP, SURGE PROTECTOR,	01-16-00-52100	PUBLIC WORKS	$2,009.90
1YTX-XTY6-DPYL	10/01/2026	BRITA SMALL CUP WATER FILTER PITCHER, BRITA I	20-24-00-67100	WATER/SEWER CAPITAL	$231.70
1ND1-DPTV-6KHK	10/01/2026	OTTER BOX IPHON 17E	01-01-00-53400	CITY ADMINISTRATION	$54.94
1JKX-7JFW-4N93	10/01/2026	DESK ORGANISER, OTTERBOX IPHONE 17E, CHARG	01-16-00-51000	PUBLIC WORKS	$271.46
1FPC-F7C9-1DNX	10/01/2026	PAPER HAND TOWELS, DUST PAN AND BROOM SET	20-16-00-51800	PUBLIC WORKS	$130.90
				VENDOR TOTAL:	**$9,285.11**
AZAVAR AUDIT SOLUTIONS					
159849	10/01/2026	REIM FOR ELECTRIC AUDIT 34 - 36 PAYMENT	01-01-00-57200	CITY ADMINISTRATION	$135.00
				VENDOR TOTAL:	**$135.00**
BAXTER & WOODMAN/BOLLER CONSTRUCTIO					
PROJECT INV #12	09/30/2026	13TH ST LIFT STATION IMPROVEMENTS DESIGN BU	20-24-00-67100	WATER/SEWER CAPITAL	$935,363.29
				VENDOR TOTAL:	**$935,363.29**
BAXTER AND WOODMAN, INC					
290368	09/22/2026	BB WWTP FACILITY PLAN	20-24-00-67000	WATER/SEWER CAPITAL	$1,726.66
290367	09/22/2026	WATER MODEL & MASTER PLAN	20-24-00-67000	WATER/SEWER CAPITAL	$5,232.00
290366	09/22/2026	DIVISION STREET WWTP CONSTRUCTION ENGINEE	20-24-00-67000	WATER/SEWER CAPITAL	$94,617.32
				VENDOR TOTAL:	**$101,575.98**

BEARY LANDSCAPE MANAGEMENT INC

VENDOR NAME / INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
81395	10/01/2026	2026 OCTOBER POLICE DEPARTMENT	01-04-00-52200	POLICE DEPARTMENT	$504.70
81459	10/01/2026	2026 OCTOBER THE FIELDS DETENTION	01-18-00-52800	STREET DEPARTMENT	$434.66
81396	10/01/2026	2026 OCTOBER VICTORIA POND MAINTENANCE	01-18-00-52800	STREET DEPARTMENT	$692.16
81480	10/01/2026	2026 OCTOBER RT 7. & I355 BLVD ISLANDS MAINTE	01-18-00-52800	STREET DEPARTMENT	$437.75
81431	10/01/2026	2026 OCTOBER 7TH ST PLANTING BED	01-18-00-52800	STREET DEPARTMENT	$212.18
81394	10/01/2026	2026 OCTOBER SOUTH LANDING	01-18-00-52800	STREET DEPARTMENT	$664.38
81426	10/01/2026	2026 OCTOBER LINCOLN LANDING	01-18-00-52801	STREET DEPARTMENT	$751.90
81462	10/01/2026	2026 OCTOBER METRA PARKING LOTS	01-03-00-52800	COMMUTER LOT	$753.96
81423	10/01/2026	2026 OCTOBER STATE STREET BLVDS	01-18-00-52800	STREET DEPARTMENT	$334.75
				VENDOR TOTAL:	**$4,786.44**
BLAIN'S FARM AND FLEET					
3272	09/21/2026	UNIFORM ALLOWANCE FOR M. HOFFMEISTER **SAI	01-18-00-51600	STREET DEPARTMENT	$234.60
				VENDOR TOTAL:	**$234.60**
BONNIE BRAE FOREST MANOR					
TAP ON FEE AUG 26	09/24/2026	TAP ON FEE - AUGUST 2026	20-24-00-52310	WATER/SEWER CAPITAL	$11,433.00
OCTOBER 2026	10/01/2026	MONTHLY CONTRIBUTION-2026	20-15-00-56920	PUBLIC WORKS	$22,707.84
				VENDOR TOTAL:	**$34,140.84**
BROWN TECHNOLOGIES, LLC					
OCTOBER 2026	10/01/2026	INETERNET SERVICE@SCALEHOUSE-200 W 10TH S	01-01-00-53600	CITY ADMINISTRATION	$100.00
				VENDOR TOTAL:	**$100.00**
CANON FINANCIAL SERVICES, INC.					
43778820	09/01/2026	COPIER RENTAL@CITY HALL, STP, PW JULY 2026	20-16-00-55000	PUBLIC WORKS	$1,965.73
43950488	10/01/2026	COPIER RENTAL@PD DETECTIVE-B/W & COLOR AU	01-04-00-52200	POLICE DEPARTMENT	$217.79
43785341	10/01/2026	COPIER RENTAL@PD DETECTIVE-B/W & COLOR AU	01-04-00-52200	POLICE DEPARTMENT	$266.92
				VENDOR TOTAL:	**$2,450.44**
CDW GOVERNMENT,INC.					
AL1J38X	09/18/2026	PD-LAPTOP FOR COURT HEARINGS	01-01-00-53400	CITY ADMINISTRATION	$136.54
				VENDOR TOTAL:	**$136.54**
CENTRAL CLEANERS, INC.					
SEPT 2026	09/30/2026	SEPTEMBER 2026 DRY CLEANERS - UNIFORMS	01-04-00-52810	POLICE DEPARTMENT	$526.75
				VENDOR TOTAL:	**$526.75**
CHAMLIN ASSOCIATES INC.					
30260897	09/16/2026	ROYAL HIGHLANDS	01-07-00-53200	PLANNING/ECONOMIC DEV	$14,386.11
30260896	09/16/2026	LIVERY ROW FINAL DEVELOPMENT PLANS	01-07-00-53200	PLANNING/ECONOMIC DEV	$1,010.75
30260895	09/16/2026	CRASH CHAMPIONS - REVIEW AND INSPECTION	01-07-00-53200	PLANNING/ECONOMIC DEV	$1,336.15
30260893	09/16/2026	HERITAGE WOODS SUPPORTIVE LIVING	01-07-00-53200	PLANNING/ECONOMIC DEV	$15,566.56
30260892	09/16/2026	2026 DEVELOPMENT SERVICES	01-07-00-53200	PLANNING/ECONOMIC DEV	$9,277.50
30260890	09/16/2026	TOWNHOMES AT PRINCESS AND CHARLES-INSPEC	01-07-00-53200	PLANNING/ECONOMIC DEV	$524.83
30260888	09/16/2026	SELF-STORAGE FACILITY LOCKPORT SQUARE LOT	01-09-00-53200	ENGINEERING	$56

VENDOR NAME / INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
30260887	09/16/2026	SPRINGS APARTMENTS	01-09-00-53200	ENGINEERING	$2,734.50
30260886	09/16/2026	SILO BEND	01-09-00-53200	ENGINEERING	$1,417.00
30260889	09/16/2026	ROSE CENTER- FARRELL ROAD	01-09-00-53200	ENGINEERING	$214.50
30260891	09/16/2026	J&A SALES @ PRIME BLVD PARK LOTS 19 & 20	01-09-00-53200	ENGINEERING	$482.50
30260894	09/16/2026	SADIE RIDGE	01-07-00-53200	PLANNING/ECONOMIC DEV	$1,483.11
30260901	09/16/2026	REDWOOD PHASE 2	01-07-00-53200	PLANNING/ECONOMIC DEV	$2,892.60
30260898	09/16/2026	LOCKPORT TOWNSHIP OFFICE PARKING EXPANSIC	01-07-00-53200	PLANNING/ECONOMIC DEV	$7,701.18
30260899	09/16/2026	ENG SVS - 723 STATE ST BASEMENT SHORING PLAI	12-00-00-52311	CTY ADMIN OR CPTL OUTLY	$800.00
				VENDOR TOTAL:	**$60,388.15**
CHRISTIAN BROTHERS AUTOMOTIVE					
26618	09/28/2026	ALIGNMENT - STREET #105	01-18-00-52000	STREET DEPARTMENT	$129.99
26654	09/30/2026	ALIGNMENT - STP #602	20-16-00-52000	PUBLIC WORKS	$129.99
				VENDOR TOTAL:	**$259.98**
CHRISTOPHER B. BURKE ENG., LTD.					
29	09/24/2026	IL 7 CHANNELIZATION PHASE III ENGINEERING SER	20-24-00-67000	WATER/SEWER CAPITAL	$9,648.50
				VENDOR TOTAL:	**$9,648.50**
CINTAS					
4283606344	09/24/2026	2026 WEEKLY BATHROOM SERVICE @ PWE	01-16-00-52800	PUBLIC WORKS	$150.99
9392669139	09/30/2026	2026 MONTHLY WATER COOLERS @ PWE, STP & BE	01-01-00-56801	CITY ADMINISTRATION	$104.40
9392662537	09/30/2026	2026 MONTHLY WATER COOLERS @ PWE, STP & BE	01-01-00-56801	CITY ADMINISTRATION	$52.20
9392668057	09/30/2026	2026 MONTHLY WATER COOLERS @ PD	01-01-00-56801	CITY ADMINISTRATION	$104.40
4284366915	10/01/2026	2026 WEEKLY BATHROOM SERVICE @ PWE	01-16-00-52800	PUBLIC WORKS	$150.99
9392589596	09/30/2026	2026 MONTHLY WATER COOLERS @ PWE, STP & BE	01-01-00-56801	CITY ADMINISTRATION	$52.20
9392587061	09/30/2026	2026 MONTHLY WATER COOLERS @ CENTRAL SQU	01-01-00-56801	CITY ADMINISTRATION	$104.40
9392587050	09/30/2026	AED AGREEMENT	01-01-00-52700	CITY ADMINISTRATION	$123.00
5364604002	10/05/2026	SERVICE OF FIRST AID CABINET AT PW	01-16-00-52800	PUBLIC WORKS	$239.25
				VENDOR TOTAL:	**$1,081.83**
CINTAS FIRE PROTECTION					
OF94804655	10/02/2026	SPRINKLER INSPECTION	01-04-00-52100	POLICE DEPARTMENT	$770.22
				VENDOR TOTAL:	**$770.22**
CITY OF JOLIET MUNICIPAL SERVICES					
18549941	09/22/2026	150 W JEFFERSON ST METER (ONE FAMILY ILLINOI	20-00-00-46100	CTY ADMIN OR CPTL OUTLY	$1,891.69
				VENDOR TOTAL:	**$1,891.69**
CIVILTECH ENGINEERING, INC.					
58031	10/01/2026	IL RT 171 (STATE ST) PTJ	14-00-00-53200	CTY ADMIN OR CPTL OUTLY	$4,508.33
				VENDOR TOTAL:	**$4,508.33**
COM ED					
9524340389 09/26	10/06/2026	107 S STATE STREET ELECTRIC 05/6/26 - 09/06/26	14-00-00-67400	CTY ADMIN OR CPTL OUTLY	$439.47
3415537456 8/26	09/30/2026	903 E 9TH ST LITE CONTROLLER	01-18-00-53700	STREET DEPARTMENT	$8

VENDOR NAME / INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
6761596211 09/26	09/25/2026	310 SUMMIT DR PRESSURE VALVE	20-15-00-53700	PUBLIC WORKS	$58.26
				VENDOR TOTAL:	**$577.95**
COMCAST					
INTERNET CH 0926	10/07/2026	8771 20 156 0188702 - INTERNET CITY CALL - 09/16/2	01-01-00-53600	CITY ADMINISTRATION	$142.90
INTERNET PD 0926	09/30/2026	8771 20 155 0227890 - INTERNET PD SEPTEMBER 20	01-01-00-53600	CITY ADMINISTRATION	$287.58
				VENDOR TOTAL:	**$430.48**
CONCENTRIC INTEGRATION, LLC					
290369	09/22/2026	2026 SCADA ROUTINE MAINTENANCE	20-15-00-52800	PUBLIC WORKS	$1,716.25
291140	09/30/2026	2026 SCADA ROUTINE MAINTENANCE	20-16-00-52800	PUBLIC WORKS	$647.50
				VENDOR TOTAL:	**$2,363.75**
CONSTELLATION NEW ENERGY, INC.					
73510475401	09/30/2026	16750 W 163RD ST - 08/14/26 - 09/16/26	20-15-00-53700	PUBLIC WORKS	$80.70
73566557601	10/07/2026	00NS RENWICK ES RT 53 - WARNING SIREN 08/25/2	01-18-00-53700	STREET DEPARTMENT	$256.84
				VENDOR TOTAL:	**$337.54**
COOL CREATIONS					
S&S 2026	10/01/2026	S&S RESTAURANT PAYOUT ROUTE A	01-01-00-56310	CITY ADMINISTRATION	$210.00
				VENDOR TOTAL:	**$210.00**
CORSETTI STRUCTURAL STEEL, INC					
58766	09/22/2026	PARTS FOR FLAG POLES	01-01-00-56310	CITY ADMINISTRATION	$540.00
				VENDOR TOTAL:	**$540.00**
COSTAR REALTY INFORMATION, INC.					
124917130	10/02/2026	MONTHLY SITE RESEARCH -OCTOBER 2026	01-07-00-53200	PLANNING/ECONOMIC DEV	$534.46
				VENDOR TOTAL:	**$534.46**
CRUMBL LOCKPORT					
S&S 2026	10/01/2026	S&S RESTAURANT PAYOUT ROUTE A&B	01-01-00-56310	CITY ADMINISTRATION	$450.00
				VENDOR TOTAL:	**$450.00**
D. OXLEY CONSTRUCTION INC.					
2073	09/28/2026	8TH STREET ALLEY REPAIRS	01-18-00-52310	STREET DEPARTMENT	$9,014.20
				VENDOR TOTAL:	**$9,014.20**
D.R. Horton Midwest					
BSB26-0018	10/07/2026	17551 W WINDEMERE CIR STREET BD BOND REFUN	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	$300.00
BSB26-0051	10/07/2026	17460 W WINDEMERE CIR STREET BD BOND REFUN	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	$300.00
				VENDOR TOTAL:	**$600.00**
DACRA ADJUDICATION SYSTEM LLC					
2026-09-073	09/30/2026	MONTHLY LICENSE FEE	01-01-00-53600	CITY ADMINISTRATION	$2,600.00
				VENDOR TOTAL:	**$2,600.00**
DAVE PALYA					

VENDOR NAME / INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
IML CONF 9/2026	09/19/2026	IML CONFERENCE - CHICAGO 09/17/26 - 09/19/26	01-07-00-56200	PLANNING/ECONOMIC DEV	$687.20
				VENDOR TOTAL:	**$687.20**
DIRECT EMPLOYEE PAYMENT CORP					
14452	10/02/2026	2026 VALET SERVICES SEPTEMBER 2026	01-01-00-52805	CITY ADMINISTRATION	$4,864.00
				VENDOR TOTAL:	**$4,864.00**
DONNA NEVELS					
OCTOBER 2026	10/01/2026	SPECIAL EVENT COORD 2026	01-01-00-56310	CITY ADMINISTRATION	$650.00
				VENDOR TOTAL:	**$650.00**
ECO-CLEAN MAINTEANCE INC.					
15473	09/23/2026	2026 CLEANING CONTRACT FOR CITY HALL, PWE, S	01-16-00-52800	PUBLIC WORKS	$4,067.00
				VENDOR TOTAL:	**$4,067.00**
EJ USA, INC.					
110260074122	09/24/2026	6" & 12" HYDRANT EST ASY	20-15-00-52260	PUBLIC WORKS	$1,850.00
				VENDOR TOTAL:	**$1,850.00**
ELLIOTT ELECTRIC INC					
33731 A	09/30/2026	NEW LIGHTS AND DIMMERS AC2	01-01-00-53000	CITY ADMINISTRATION	$16,500.00
33731 B	09/30/2026	NEW LIGHTS AND DIMMERS AC3	01-01-00-53000	CITY ADMINISTRATION	$27,100.00
33732	09/30/2026	INSTALL OIL SOLENOID - CHEVERON	01-01-00-52705	CITY ADMINISTRATION	$770.00
				VENDOR TOTAL:	**$44,370.00**
EMBERS TAP HOUSE AND SOCIAL CLUB LL					
S&S 2026	10/01/2026	S&S RESTAURANT PAYOUT ROUTE A	01-01-00-56310	CITY ADMINISTRATION	$240.00
				VENDOR TOTAL:	**$240.00**
EUROFINS ENVIRONMENT TESTING NORTH					
GA6004417	09/29/2026	2026 VARIOUS WATER SAMPLE TESTING CONTRAC	20-15-00-51811	PUBLIC WORKS	$1,539.75
				VENDOR TOTAL:	**$1,539.75**
FISHER AUTO PARTS, INC.					
341-140289	09/29/2026	#705 STREETS AIR FILTER	01-18-00-52000	STREET DEPARTMENT	$9.57
341-140290	09/29/2026	#705 STREET OIL FILTER	01-18-00-52000	STREET DEPARTMENT	$5.08
341-140713	10/05/2026	#541 POLICE SRT SHOCK & STR	01-04-00-52000	POLICE DEPARTMENT	$161.99
				VENDOR TOTAL:	**$176.64**
GENUINE PARTS COMPANY					
890322	09/24/2026	#544 PD DISC BRAK PAD	01-04-00-52000	POLICE DEPARTMENT	$219.12
890353	09/24/2026	#603 STP - STEERING TIE ROD END X 2, TIE ROD EN	20-16-00-52000	PUBLIC WORKS	$177.64
890383	09/24/2026	PLIERS SHOP TOOLS	01-15-00-51900	PUBLIC WORKS	$36.10
886950	09/01/2026	RETURN CREDIT INVOICE 886303 & 886230 PD	01-04-00-52000	POLICE DEPARTMENT	$(44.93)
890245	09/23/2026	#121 STREET SPRAY MATE MOUNT SUPP	01-18-00-52000	STREET DEPARTMENT	$128.73
890654	09/29/2026	#705 WATER SWAY BAR LINK	20-15-00-52000	PUBLIC WORKS	$94.78
891079	10/05/2026	#507 POLICE FT PADS	01-04-00-52000	POLICE DEPARTMENT	$5

VENDOR NAME / INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT		ITEM AMOUNT
891054	10/05/2026	#541 POLICE STANDARD ROTOR	01-04-00-52000	POLICE DEPARTMENT		$209.08
890894	10/01/2026	DRIVE RATCHET	01-15-00-51900	PUBLIC WORKS		$34.99
890852	10/01/2026	SOCKET	01-15-00-51900	PUBLIC WORKS		$22.52
890861	10/01/2026	SHOP 55CT , SHOP TOWEL	01-15-00-51900	PUBLIC WORKS		$46.97
890949	10/02/2026	#178 STREET DUST CAP, DUST COVER BEARNING	01-18-00-52200	STREET DEPARTMENT		$12.30
890952	10/02/2026	#128 STREET LAMP GROMMET KIT	01-18-00-52000	STREET DEPARTMENT		$17.09
891162	10/06/2026	#541 POLICE WHEEL PAINT BLACK	01-04-00-52000	POLICE DEPARTMENT		$10.89
					VENDOR TOTAL:	**$1,018.88**
GRAINGER						
9070131421	09/04/2026	DEHUMIDIFERS FOR PRVS - WILLY	20-15-00-52100	PUBLIC WORKS		$684.38
9957318950	10/01/2026	CUT RESISTANT GLOVES	20-16-00-51900	PUBLIC WORKS		$39.36
					VENDOR TOTAL:	**$723.74**
HAWKINS, INC.						
7586503	10/01/2026	CHLORINE	20-15-00-51820	PUBLIC WORKS		$4,071.02
					VENDOR TOTAL:	**$4,071.02**
HEARTLAND BUSINESS SYSTEMS, LLC						
918508-H	09/29/2026	EXCHANGE TO EXCHANGE ONLINE MIGRATION SEF	01-01-00-53600	CITY ADMINISTRATION		$562.50
					VENDOR TOTAL:	**$562.50**
HEIDELBERG MATERIALS MIDWEST AGG						
45158777	09/04/2026	5 LOADS (CA07) & 2 LOADS (CA06) - WILLY	20-15-00-52260	PUBLIC WORKS		$1,018.51
45138850	09/04/2026	5 LOADS (CA07) & 2 LOADS (CA06) - WILLY	20-15-00-52260	PUBLIC WORKS		$3,354.98
					VENDOR TOTAL:	**$4,373.49**
HOMETOWN PROS, INC.						
OCTOBER 2026	10/01/2026	RENTAL ADMINISTRATOR - MONTHLY STIPEND	01-08-00-53200	BUILDING DEPARTMENT		$1,700.00
					VENDOR TOTAL:	**$1,700.00**
IL ASSOC OF CHIEFS OF POLICE						
22787	10/01/2026	MEMBERSHIP RENEWAL	01-04-00-51400	POLICE DEPARTMENT		$500.00
					VENDOR TOTAL:	**$500.00**
ILLINOIS PUBLIC RISK FUND						
100783	10/01/2026	WORKERS COMP INSURANCE	01-01-00-54000	CITY ADMINISTRATION		$35,511.00
					VENDOR TOTAL:	**$35,511.00**
INTEGRITY FIRE EQUIPMENT, INC.						
74268	09/25/2026	2026 FIRE EXTINGUISHERS INSPECTIONS	01-04-00-52200	POLICE DEPARTMENT		$40.00
					VENDOR TOTAL:	**$40.00**
INTERSTATE BATTERIES OF						
50930757	09/30/2026	WELL 14 - WILLY	20-15-00-52100	PUBLIC WORKS		$280.00
					VENDOR TOTAL:	**$280.00**

VENDOR NAME / INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
J L ADLER ROOFING & SHEET METAL INC					
SD26-489	09/25/2026	SOFFIT REPAIR - SOUTH GBT BLDG	20-16-00-52100	PUBLIC WORKS	$15,950.00
				VENDOR TOTAL:	**$15,950.00**
J.R. GILLOGLY					
ILM CONF 9/2026	09/19/2026	IML CONFERENCE - CHICAGO 09/17/26 - 09/19/26	01-07-00-56200	PLANNING/ECONOMIC DEV	$761.40
				VENDOR TOTAL:	**$761.40**
JOLIET ASPHALT LLC					
21-S7195	09/25/2026	SURFACE HOT PATCH	01-18-00-52310	STREET DEPARTMENT	$585.00
21-S7183	09/24/2026	SURFACE HOT PATCH	01-18-00-52310	STREET DEPARTMENT	$583.70
21-S7170	09/22/2026	SURFACE HOT PATCH	01-18-00-52310	STREET DEPARTMENT	$585.00
21-S7199	09/28/2026	SURFACE HOT PATCH	01-18-00-52310	STREET DEPARTMENT	$516.75
				VENDOR TOTAL:	**$2,270.45**
JX TRUCK CENTER-BOLINGBROOK					
22415965P	09/15/2026	WELDED CLEVIS - STREET #115	01-18-00-52000	STREET DEPARTMENT	$94.40
				VENDOR TOTAL:	**$94.40**
K-9 GUARDIANS, INC.					
OCTOBER 2026	10/01/2026	DOG CONTRACT - 2026 OCTOBER	01-05-00-52800	ANIMAL CONTROL	$2,500.00
				VENDOR TOTAL:	**$2,500.00**
KD LANDSCAPE, INC.					
24310	10/01/2026	LANDSCAPE SERVICES FOR CENTRAL SQUARE OC	01-01-00-52700	CITY ADMINISTRATION	$1,496.25
				VENDOR TOTAL:	**$1,496.25**
KREMA COFFEE ROASTERS					
S&S 2026	10/01/2026	S&S RESTAURANT PAYOUT ROUTE A&B	01-01-00-56310	CITY ADMINISTRATION	$480.00
				VENDOR TOTAL:	**$480.00**
LAGO VISTA VETERANS					
092626 - BLOCK PAF	09/29/2026	BLOCK PARTY 09/26/26 - MARY PFEIFER & THE TRC	01-01-00-56310	CITY ADMINISTRATION	$500.00
				VENDOR TOTAL:	**$500.00**
LAI, LTD.					
26-63581	09/26/2026	WEMCO PUMP SUPPLIES	20-16-00-52200	PUBLIC WORKS	$19,005.88
				VENDOR TOTAL:	**$19,005.88**
LAUTERBACH & AMEN, LLP					
09/30/26	09/30/2026	PD MONTHLY PENSION ALLOCATION 2026 SEPTEM	01-04-00-56850	POLICE DEPARTMENT	$188,200.00
				VENDOR TOTAL:	**$188,200.00**
LAW OFFICES ANCEL GLINK, P.C.					
122072	09/30/2026	ADJUDICATION HEARING -09/14/26	01-04-00-56100	POLICE DEPARTMENT	$1,292.50
				VENDOR TOTAL:	**$1,292.50**
LENNAR HOMES					

VENDOR NAME / INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
BFGS26-0010	09/30/2026	16551 W GOLDEN VALLEY LN FINAL GRADE BOND F	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	$1,000.00
BL26-0013	09/30/2026	16551 W GOLDEN VALLEY LN LANDSCAPE BOND RI	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	$2,600.00
BT26-0010	09/30/2026	16551 W GOLDEN VALLEY LN TREES BOND REFUNI	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	$1,400.00
BD26-0012	09/30/2026	16551 W GOLDEN VALLEY LN DRIVEWAY BOND REF	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	$3,000.00
BSB26-0066	09/30/2026	14930 S HILLSIDE DR STREET BOND REFUND	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	$500.00
BSB26-0065	09/30/2026	14932 S HILLSIDE DR BOND REFUND	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	$500.00
BSB26-0064	09/30/2026	14934 S HILLSIDE DR STREET BOND REFUND	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	$500.00
				VENDOR TOTAL:	**$9,500.00**
LOCKPORT DAIRY QUEEN					
S&S 2026	10/01/2026	S&S RESTAURANT PAYOUT ROUTE B	01-01-00-56310	CITY ADMINISTRATION	$240.00
				VENDOR TOTAL:	**$240.00**
LOCKPORT HEIGHTS SANITARY					
TAP ON FEES AUG 2	09/24/2026	TAP ON FEE REBATE - AUGUST 2026	20-24-00-52310	WATER/SEWER CAPITAL	$6,936.00
OCTOBER 2026	10/01/2026	MONTHLY CONTRIBUTION -2026	20-15-00-56930	PUBLIC WORKS	$17,030.87
				VENDOR TOTAL:	**$23,966.87**
LOOPNET					
124846852	10/01/2026	LOOPNET LINK OCTOBER 2026	01-07-00-53200	PLANNING/ECONOMIC DEV	$395.00
				VENDOR TOTAL:	**$395.00**
M/I Homes of Chicago					
BSB26-0031	09/30/2026	17355 S VICTORIA LN STREET BOND REFUND	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	$300.00
BSB26-0010	10/07/2026	15439 W AMELIA CIR STREET BD BOND REFUND	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	$300.00
BSB26-0011	10/07/2026	15441 W AMELIA CIR STREET BD BOND REFUND	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	$300.00
				VENDOR TOTAL:	**$900.00**
M/I HOMES OF CHICAGO					
10/07/2026	10/07/2026	UB refund for account: 0049340000-00	20-00-00-12500	CTY ADMIN OR CPTL OUTLY	$177.26
				VENDOR TOTAL:	**$177.26**
MAGGIE HICKEY					
IGFOA CONF 09/26	10/06/2026	IGFOA CONFERENCE --- BLOOMINGTON - NORMAL I	01-01-00-51500	CITY ADMINISTRATION	$153.52
				VENDOR TOTAL:	**$153.52**
MEADE INC.					
718552	09/30/2026	TRAFFIC SIGNAL CONTRACT 2026 SEPTEMBER	01-18-00-52211	STREET DEPARTMENT	$596.43
				VENDOR TOTAL:	**$596.43**
METRO POWER INC.					
16083	09/24/2026	WWTP GENERATOR LOAD BANKING	20-16-00-52200	PUBLIC WORKS	$4,650.00
16084	09/24/2026	SOUTH BLOWER GENERATOR CHARGER REPLACEI	20-16-00-52200	PUBLIC WORKS	$988.95
16090	09/24/2026	STREET GENERATORS LOAD BANKS	01-18-00-52200	STREET DEPARTMENT	$1,400.00
				VENDOR TOTAL:	**$7,038.95**
METROPOLITAN FIRE PROTECTION					

VENDOR NAME / INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
361255	10/02/2026	SPRINKLER SYSTEM REPAIR - CITY HALL	01-01-00-52700	CITY ADMINISTRATION	$565.56
				VENDOR TOTAL:	**$565.56**
MICHAEL CARROLL					
IML CONF 9/2026	09/19/2026	IML CONFERENCE - CHICAGO 09/17/26 - 09/19/26	01-07-00-56200	PLANNING/ECONOMIC DEV	$816.00
				VENDOR TOTAL:	**$816.00**
MIDWEST TIME RECORDER, INC.					
206536	10/01/2026	TIME & ATTENDANCE MAINTENACE 2026 SEPTEMBE	01-01-00-53600	CITY ADMINISTRATION	$113.00
				VENDOR TOTAL:	**$113.00**
NICOLA'S HEAVENLY CUCINA					
S&S 2026	10/01/2026	S&S RESTAURANT PAYOUT ROUTE A&B	01-01-00-56310	CITY ADMINISTRATION	$480.00
				VENDOR TOTAL:	**$480.00**
NICOR					
89 89 62 7843 2 0826	10/07/2026	17112 S PRIME BLVD 07/13/26 - 08/12/26	01-16-00-53200	PUBLIC WORKS	$537.71
72 87 20 2000 2 0826	09/24/2026	1212 S FARRELL RD PD - 07/08/26 - 08/07/26	01-04-00-53800	POLICE DEPARTMENT	$253.69
99 69 18 7539 9 0826	09/24/2026	222 E 9TH ST 07/ 07/26 - 08/07/26	01-01-00-52700	CITY ADMINISTRATION	$226.37
69 31 29 1000 8 0826	09/24/2026	425 W DIVISION ST - 07/ 07/26 - 08/07/26	20-16-00-53800	PUBLIC WORKS	$179.05
10 37 54 0942 1 0826	09/24/2026	16521 141ST LIFT STATION GENERATOR - 07/ 07/26	20-16-00-53800	PUBLIC WORKS	$71.28
84 94 92 1714 9 0826	09/24/2026	15160 NEW AVE GENERATOR - 07/ 07/26 - 08/07/26	20-16-00-53800	PUBLIC WORKS	$68.99
96 78 14 6672 5 0826	09/24/2026	18054 S MITCHELL ST - 07/08/26 - 08/08/26	20-16-00-53800	PUBLIC WORKS	$67.83
19 27 30 2000 8 0826	09/24/2026	1212 S FARRELL RD MAINT BLDG - 07/08/26 - 08/07/2	01-04-00-53800	POLICE DEPARTMENT	$67.13
42 98 01 1961 6 0826	09/24/2026	1289 DAVIESS ST GENERATOR - 07/ 07/26 - 08/06/26	20-16-00-53800	PUBLIC WORKS	$65.93
47 22 25 7997 2 0826	09/24/2026	221 N HAMILTON GENERATOR - 07/ 07/26 - 08/06/26	20-16-00-53800	PUBLIC WORKS	$65.93
58 30 88 5370 2 0826	09/24/2026	15051 S ARCHER AV GENERATOR - 07/07/26 - 08/06/2	20-16-00-53800	PUBLIC WORKS	$65.93
97 30 72 9093 8 0826	09/24/2026	1805 PRAIRIE BLOWER ROOM - 07/ 07/26 - 08/06/26	20-16-00-53800	PUBLIC WORKS	$64.39
71 85 89 1000 4 0826	09/24/2026	16624 WEIS LANE BOOSTER STATION - 07/08/26 - 08	20-15-00-53800	PUBLIC WORKS	$64.39
07 45 59 5129 8 0826	09/24/2026	133 W 13TH ST GAS - 07/07/26 - 08/06/26	01-03-00-53800	COMMUTER LOT	$64.39
04 03 29 1000 4 0826	09/24/2026	WS 13TH ST TRAIN STATION - 07/ 07/26 - 08/06/26	01-03-00-53800	COMMUTER LOT	$64.39
				VENDOR TOTAL:	**$1,927.40**
OASIS MEXICAN RESTAURANT					
S&S 2026	10/01/2026	S&S RESTAURANT PAYOUT ROUTE A&B	01-01-00-56310	CITY ADMINISTRATION	$450.00
				VENDOR TOTAL:	**$450.00**
OOMA, INC					
259038	10/05/2026	AIRDIAL RENTAL CENTRAL SQUARE ELEVATOR SEF	01-01-00-53900	CITY ADMINISTRATION	$130.97
				VENDOR TOTAL:	**$130.97**
O'REILLY AUTO PARTS					
5866-218495	09/25/2026	TIE ROD END & RING PLIER - STREET #105	01-18-00-52000	STREET DEPARTMENT	$95.44
5866-218433	09/24/2026	BALL JOINT - STREET #105	01-18-00-52000	STREET DEPARTMENT	$128.40
5866-218746	09/29/2026	BRAKE PAD & ROTOR - WATER #705	20-15-00-52000	PUBLIC WORKS	$151.99
5866-218772	09/29/2026	TIE ROD - STP #602	20-16-00-52000	PUBLIC WORKS	$9

VENDOR NAME / INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
5866-218765	09/29/2026	TIE ROD - STP #602	20-16-00-52000	PUBLIC WORKS	$156.31
5866-218689	09/28/2026	TIE RODS - STREET #110	01-18-00-52000	STREET DEPARTMENT	$312.62
5866-218700	09/28/2026	TIE ROD END - STREET #111	01-18-00-52000	STREET DEPARTMENT	$164.31
5866-218706	09/28/2026	TIE ROD END - STREET #138	01-18-00-52000	STREET DEPARTMENT	$130.75
5866-219182	10/05/2026	BRAKE LUBE 8OZ	01-15-00-51500	PUBLIC WORKS	$25.99
5866-219177	10/05/2026	BRAKE PADS = PD #541	01-04-00-52000	POLICE DEPARTMENT	$56.60
5866-219196	10/05/2026	IDLER PULLEY	20-15-00-52000	PUBLIC WORKS	$19.15
5866-219228	10/05/2026	BRAKE PADS & ROTORS - PD #507	01-04-00-52000	POLICE DEPARTMENT	$229.60
5866-219260	10/06/2026	#703 WATER O-RINGS	20-15-00-52000	PUBLIC WORKS	$3.47
				VENDOR TOTAL:	**$1,573.43**
P T FERRO CONSTRUCTION					
48823	10/04/2026	2026 ROADWAY & WATERMAIN PROJECT PAY #7	14-00-00-52311	CTY ADMIN OR CPTL OUTLY	$117,366.77
				VENDOR TOTAL:	**$117,366.77**
PAPA JOE'S OF LOCKPORT					
S&S 2026	10/01/2026	S&S RESTAURANT PAYOUT ROUTE B	01-01-00-56310	CITY ADMINISTRATION	$240.00
				VENDOR TOTAL:	**$240.00**
PORTABLE JOHN, INC.					
308694	09/23/2026	PORTABLE JOHNS FOR ST. JOE'S OKTOBERFEST	01-01-00-56310	CITY ADMINISTRATION	$2,260.00
				VENDOR TOTAL:	**$2,260.00**
PRECISE MRM LLC					
IN200-2015819	09/29/2026	2026 GPS LICENSE & MAINTENANCE	01-18-00-52800	STREET DEPARTMENT	$420.00
				VENDOR TOTAL:	**$420.00**
PRECISION PRINTING OF ILLINOIS					
23845	10/01/2026	ENVELOPES & KIKILAS BUS. CARDS	01-04-00-51000	POLICE DEPARTMENT	$465.00
				VENDOR TOTAL:	**$465.00**
QUILL CORPORATION					
50560520	10/01/2026	JANITORIAL SUPPLIES	01-04-00-51800	POLICE DEPARTMENT	$188.67
50578401	10/02/2026	FABULSO MULT LVNDR REFIL	01-04-00-51800	POLICE DEPARTMENT	$38.18
				VENDOR TOTAL:	**$226.85**
REALTOPIA REAL ESTATE					
S&S 2026	10/01/2026	S&S RESTAURANT PAYOUT ROUTE A&B	01-01-00-56310	CITY ADMINISTRATION	$480.00
				VENDOR TOTAL:	**$480.00**
RELX INC. DBA LEXISNEXIS					
3096754829	09/30/2026	MEMBERSHIP FOR CITY ATTORNEY - ONLINE INFOF	01-01-00-51400	CITY ADMINISTRATION	$400.00
				VENDOR TOTAL:	**$400.00**
RICHARD LANGHELD					
10/07/2026	10/07/2026	UB refund for account: 0060233000-01	20-00-00-12500	CTY ADMIN OR CPTL OUTLY	$45.60

VENDOR NAME / INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
				VENDOR TOTAL:	**$45.60**
ROBIN LIF					
0917-0919 IML	09/19/2026	IML CONFERENCE 09/17/26 - 09/19/26	01-01-00-56200	CITY ADMINISTRATION	$921.40
				VENDOR TOTAL:	**$921.40**
ROD BAKER FORD					
FOCS153074	09/29/2026	REPAIRS - PD #509	01-04-00-52000	POLICE DEPARTMENT	$1,276.08
85109FOK	10/05/2026	REPAIRS - PD #541	01-04-00-52000	POLICE DEPARTMENT	$531.35
				VENDOR TOTAL:	**$1,807.43**
RONALD ORLOFF					
10/07/2026	10/07/2026	UB refund for account: 0060271000-09	20-00-00-12500	CTY ADMIN OR CPTL OUTLY	$80.39
				VENDOR TOTAL:	**$80.39**
RUSH TRUCK CENTER					
3047087424	10/01/2026	VALVES - STREET #127	01-18-00-52000	STREET DEPARTMENT	$136.00
3047354026	09/01/2026	COOLANT- STREET #122	01-18-00-52000	STREET DEPARTMENT	$156.62
3048025861	10/05/2026	#129 STREET CLAMP	01-18-00-52000	STREET DEPARTMENT	$39.22
				VENDOR TOTAL:	**$331.84**
SAQ CONSULTING, INC.					
OCTOBER 2026	10/01/2026	CONSULTING SERVICES FY 2025	01-01-00-53200	CITY ADMINISTRATION	$4,657.00
				VENDOR TOTAL:	**$4,657.00**
SCHLINDER ELEVATOR CORPORATION					
4607409845	09/30/2026	YEARLY MAINT CONTRACT FOR ELEVATOR 04/01/26	01-01-00-52700	CITY ADMINISTRATION	$861.60
				VENDOR TOTAL:	**$861.60**
SEBIS DIRECT INC.- POSTAGE					
093026	10/01/2026	UB BILLING POSTAGE 2026 SEPT/OCT	20-01-00-51200	CITY ADMINISTRATION	$7,000.00
				VENDOR TOTAL:	**$7,000.00**
SECRETARY OF STATE (VEH SRV DEPT)					
SQUAD 525	10/07/2026	PLATES FOR NEW SQUAD 525	01-04-00-52000	POLICE DEPARTMENT	$8.00
SQUAD 526	10/07/2026	PLATES FOR NEW SQUAD 526	01-04-00-52000	POLICE DEPARTMENT	$8.00
SQUAD 530	10/07/2026	PLATES FOR NEW SQUAD 530	01-04-00-52000	POLICE DEPARTMENT	$8.00
				VENDOR TOTAL:	**$24.00**
SERVICE INDUSTRIAL SUPPLY INC					
149541	09/25/2026	DRAINAGE HOSE FOR LOCKPORT HEIGHTS LS	20-16-00-52260	PUBLIC WORKS	$165.00
149631	10/06/2026	HYDRANT HOSES - SCOTT	20-15-00-52260	PUBLIC WORKS	$432.00
				VENDOR TOTAL:	**$597.00**
SHARE CORPORATION					
349997	09/07/2026	WIPES	20-16-00-51900	PUBLIC WORKS	$146.40
				VENDOR TOTAL:	**$146.40**

VENDOR NAME / INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
SHAW SUBURBAN MEDIA GROUP,INC.					
HOLIDAY GUIDE	09/24/2026	CHAMBER GUIDE- 1 PAGE AD	01-01-00-56301	CITY ADMINISTRATION	$67.00
				VENDOR TOTAL:	**$67.00**
SIMPLY JOSIE RIVERA SWEET & TREATS					
S&S 2026	10/01/2026	S&S RESTAURANT PAYOUT ROUTE A&B	01-01-00-56310	CITY ADMINISTRATION	$480.00
				VENDOR TOTAL:	**$480.00**
SITE ONE LANDSCAPE SUPPLY, LLC					
171525495-001	09/25/2026	GRASS SEED	20-16-00-52100	PUBLIC WORKS	$85.42
171460632-001	09/24/2026	DIRT & SEED FOR RESTORATIONS - NOAH	01-18-00-52310	STREET DEPARTMENT	$127.44
171460544-001	09/24/2026	DIRT & SEED FOR RESTORATIONS - NOAH	01-18-00-52310	STREET DEPARTMENT	$170.56
171324175-001	09/21/2026	DIRT & SEED FOR RESTORATIONS - NOAH	01-18-00-52310	STREET DEPARTMENT	$170.56
171375754-001	09/22/2026	DIRT & SEED FOR RESTORATIONS - NOAH	01-18-00-52310	STREET DEPARTMENT	$170.56
171361306-001	09/22/2026	DIRT & SEED FOR RESTORATIONS - NOAH	01-18-00-52310	STREET DEPARTMENT	$298.00
171305848-001	09/21/2026	DIRT & SEED FOR RESTORATIONS - NOAH	01-18-00-52310	STREET DEPARTMENT	$298.00
171408097-001	09/23/2026	DIRT & SEED FOR RESTORATIONS - NOAH	01-18-00-52310	STREET DEPARTMENT	$170.56
171511457-001	09/25/2026	DIRT & SEED FOR RESTORATIONS - NOAH	01-18-00-52310	STREET DEPARTMENT	$127.92
				VENDOR TOTAL:	**$1,619.02**
SPRING CITY ELECTRICAL COMPANY					
IN/17651	09/28/2026	6 ACCESS DOORS FOR STREETLIGHT POLES	01-18-00-52210	STREET DEPARTMENT	$1,728.51
				VENDOR TOTAL:	**$1,728.51**
STELLA'S ON STATE INC.					
FINE REFUND	10/06/2026	REFUND OF FINE	01-00-00-49000	CTY ADMIN OR CPTL OUTLY	$10,000.00
				VENDOR TOTAL:	**$10,000.00**
STEVE STREIT					
IML CONF 9/2026	09/20/2026	IML CONFERENCE - CHICAGO 09/17/26 - 09/20/26	01-07-00-56200	PLANNING/ECONOMIC DEV	$960.57
				VENDOR TOTAL:	**$960.57**
SUBMARINE CITY					
S&S 2026	10/01/2026	S&S RESTAURANT PAYOUT ROUTE B	01-01-00-56310	CITY ADMINISTRATION	$240.00
				VENDOR TOTAL:	**$240.00**
SUSAN SHELDON					
10/07/2026	10/07/2026	UB refund for account: 0028002500-01	20-00-00-12500	CTY ADMIN OR CPTL OUTLY	$44.55
				VENDOR TOTAL:	**$44.55**
SWAHM					
OCTOBER 2026	10/01/2026	INSURANCE-CITY ADMIN,P.D.,PLNG,BLDG,ENG,STRI	01-01-00-54100	CITY ADMINISTRATION	$254,972.67
				VENDOR TOTAL:	**$254,972.67**
TACO PATIO					
S&S 2026	10/01/2026	S&S RESTAURANT PAYOUT ROUTE A&B	01-01-00-56310	CITY ADMINISTRATION	$480.00

VENDOR NAME / INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
				VENDOR TOTAL:	**$480.00**
TEKLAB, INC.					
354122	09/28/2026	SPECIAL CONDITIONS 10 - BONNIE BRAE	20-16-00-52800	PUBLIC WORKS	$717.85
354726	10/05/2026	QUARTERLY SLUG TESTING	20-16-00-52800	PUBLIC WORKS	$1,293.90
354724	10/05/2026	QUARTERLY SLUG TESTING	20-16-00-52800	PUBLIC WORKS	$1,293.90
354722	10/05/2026	QUARTERLY SLUG TESTING	20-16-00-52800	PUBLIC WORKS	$1,311.40
				VENDOR TOTAL:	**$4,617.05**
THE OPEN BOTTLE					
S&S 2026	10/01/2026	S&S RESTAURANT PAYOUT ROUTE A&B	01-01-00-56310	CITY ADMINISTRATION	$450.00
				VENDOR TOTAL:	**$450.00**
TM TIRE CO., INC.					
177344	10/05/2026	TIRES - STREET #138	01-18-00-52000	STREET DEPARTMENT	$487.50
177188	09/28/2026	TIRES - STREET #138	01-18-00-52000	STREET DEPARTMENT	$200.75
				VENDOR TOTAL:	**$688.25**
TRAILBLAZER PLUMBING					
64648470	09/03/2026	RPZ TESTING AT WELL 15	20-15-00-52100	PUBLIC WORKS	$649.00
64649118	09/03/2026	RPZ TESTING AT WELL 14	20-15-00-52100	PUBLIC WORKS	$350.00
66695841	09/29/2026	STANDARD INSTALLATION REPAIR - CITY HALL	01-01-00-52700	CITY ADMINISTRATION	$375.00
65784222	09/03/2026	RPZ TESTING AT CITY HALL	01-01-00-52700	CITY ADMINISTRATION	$649.00
66649387	09/25/2026	OLD WELL #5 BUILDING	20-15-00-52270	PUBLIC WORKS	$575.00
				VENDOR TOTAL:	**$2,598.00**
TRANSUNION RISK AND ALTERNATIVE					
922161-202609-1	10/01/2026	SEPTEMBER BILLING YEARLY CONTRACT	01-04-00-51400	POLICE DEPARTMENT	$175.00
				VENDOR TOTAL:	**$175.00**
TRIA ARCHITECTURE, INC.					
6794	09/25/2026	CITY HALL BATHROOM RENOVATIONS	14-00-00-59510	CTY ADMIN OR CPTL OUTLY	$5,034.37
				VENDOR TOTAL:	**$5,034.37**
URBAN CANOPY, INC					
XHFSLCBL-0016	10/01/2026	SEPT COLLECTIONS COMPOST	01-01-00-51400	CITY ADMINISTRATION	$40.00
				VENDOR TOTAL:	**$40.00**
USSI RENTALS, INC.					
7005815-ION	10/01/2026	REPAIRS - STREET #113	01-18-00-52000	STREET DEPARTMENT	$3,800.00
7005830-CM	10/07/2026	CREDIT PO 26-21415 #113 STREET	01-18-00-52000	STREET DEPARTMENT	$(3,420.00)
				VENDOR TOTAL:	**$380.00**
VERMEER-ILLINOIS, INC.					
PQ9548	09/10/2026	REPAIRS - STREET #177	01-18-00-52200	STREET DEPARTMENT	$501.61
PQ9568	09/10/2026	CURTAIN - STREET #177	01-18-00-52200	STREET DEPARTMENT	$99.67
PR0187	09/18/2026	#177 STREET BRACKET WINCH	01-18-00-52200	STREET DEPARTMENT	$3

VENDOR NAME / INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT		ITEM AMOUNT
					VENDOR TOTAL:	**$634.87**
VESTIS SERVICES, LLC						
6030559475	09/29/2026	MAT SERVICE - 2026	01-04-00-52100	POLICE DEPARTMENT		$94.49
					VENDOR TOTAL:	**$94.49**
VILLA NOVA PIZZA						
S&S 2026	10/01/2026	S&S RESTAURANT PAYOUT ROUTE A&B	01-01-00-56310	CITY ADMINISTRATION		$450.00
					VENDOR TOTAL:	**$450.00**
WASABI TECHNOLOGIES, LLC						
INV-1837072	10/01/2026	25 TB STORAGE	01-01-00-53600	CITY ADMINISTRATION		$66.84
					VENDOR TOTAL:	**$66.84**
WASTE MANAGEMENT						
10155-2007-3	10/01/2026	SLOYAN PAD SERVICES FY2026	01-01-00-52800	CITY ADMINISTRATION		$505.08
8805973-2007-1	10/01/2026	RESIDENTIAL GARBAGE SEPTEMBER 2026	20-06-00-52750	YARD WASTE		$282,257.86
					VENDOR TOTAL:	**$282,762.94**
WESCOM						
20261112	10/01/2026	WESCOM SERVICES NOVEMBER 2026	01-04-00-52830	POLICE DEPARTMENT		$32,799.45
					VENDOR TOTAL:	**$32,799.45**
WHITMORE INVESTMENTS						
587868	09/24/2026	BOLT CUTTER	01-18-00-51900	STREET DEPARTMENT		$39.99
587918	10/02/2026	DUCT TAPE	01-01-00-52700	CITY ADMINISTRATION		$33.98
					VENDOR TOTAL:	**$73.97**
WILL COUNTY CENTER FOR ECONOMIC DEV						
1106	09/25/2026	ANNUAL CED INVESTMENT MEMBERSHIP 9/1/26-8/3	01-01-00-51400	CITY ADMINISTRATION		$15,000.00
					VENDOR TOTAL:	**$15,000.00**
WUNDERLICH DOORS,INC.						
210549	09/28/2026	SERVICE CALL - GARAGE DOORS - PW	01-16-00-52100	PUBLIC WORKS		$946.50
					VENDOR TOTAL:	**$946.50**
ZORO TOOLS INC.						
INV20094658	09/25/2026	N95 MASKS	20-16-00-51900	PUBLIC WORKS		$28.88
INV20101848	09/28/2026	N95 MASKS	20-16-00-51900	PUBLIC WORKS		$32.99
INV20150220	10/02/2026	SEALANT TO REPAIR BB AIR LEAKS	20-16-00-51900	PUBLIC WORKS		$179.91
					VENDOR TOTAL:	**$241.78**

GRAND TOTALS: $2,341,821.18

City Council
Agenda Memorandum

Item #CD-1

To: **City Council**

From: **Lance Thies, Director of Community and Economic Development**

Subject: **Ordinance No. 26-012 Amending Chapter 150 of the Lockport Code of Ordinances as it Pertains to Regulating the Painting and Staining of Masonry (Continued)**

Date: **October 21, 2026**

BACKGROUND/HISTORY

UPDATE: At the October7, 2026 City Council meeting, staff was directed to revert the language of the ordinance modification closer to the more restrictive recommendation made by the Heritage and Architecture Commission. In addition to that change, staff included an additional criterion to account for damage or discoloration caused by an event such as a fire or vandalism. What is attached to this memo is the recommended version of the ordinance amendment.

FORMER REPORT:
At the May 6, Committee of the Whole meeting, staff presented an ordinance change that had been recommended to the Council for approval by the Heritage and Architecture Commission (Ch. 150-Paint-Stain Masonry Code Update.pdf attached). During that meeting, an extensive discussion occurred amongst the Council members about the origins, the application, the restrictions and the approaches that would be appropriate to enforce for the Historic District. Subsequent to that meeting, staff requested feedback from each Council member in an effort to coalesce around a consensus approach for the code change. After discussion with the Council members and the Mayor, the attached revision to the earlier proposal is presented for your review (Ch. 150-Paint-Stain Masonry Code Update-Revised.pdf).

While the language of the specific instances where painting would be acceptable has not changed, what has changed is when that language would be applied. In the original language, masonry would not be allowed to be painted or stained unless one of three criteria were met (150.30(A)(6)(a, b or c)). In the revised language, the application is tied directly to whether or not a property is seeking a facade grant. If they are, then that property/owner must abide by 150.30(A)(6)(a, b or c) and only paint if it meets the criteria. If they are NOT seeking a facade grant, the property owner CAN paint their masonry with the only requirement that they use the correct materials as outlined in 150(A)(6)(d), specifically a breathable paint or stain. However, if they choose to do so, a building permit would now be required that asks the applicant to

identify the type of paint that they are going to use. Painting without a building permit would incur a Stop Work order by the Building Official until the permit is applied for and the paint product specified.

In an effort to preclude a property owner from painting before applying for a facade grant, staff is proposing a 5 year 'curing' period after the building permit is approved BEFORE an applicant can apply for a facade grant. Similarly, staff is proposing that 5 year 'curing' period from AFTER an approved grant is reimbursed before a property owner can paint masonry. The goal is for applicants to not try and gain a loophole around the restrictions.

In order to enforce these items, two other things need to be created/modified. The first is the creation of a building permit for exterior masonry painting specific to the Historic District. A draft of that application is attached to this memo for review (Masonry painting-Historic District.pdf). Note the section in bold in the middle of the page as well as the requirement to identify the specific product type. The second item that needs to be modified, which is the substance of a separate agenda item is a modification to the Facade and Site Improvement application to make it clear to applicants the rules related to the 5 year periods before and after a grant application.

Once a specific direction is selected by the Council, staff will prepare the ordinance consistent with the direction for approval at the next City Council meeting.

PROS/CONS/ALTERNATIVES

RECOMMENDATION
Approve Ordinance No. 26-012 Amending Chapter 150 of the Lockport Code of Ordinances as it Pertains to Regulating the Painting and Staining of Masonry

SPECIFIC CITY COUNCIL ACTION REQUIRED
Motion to Approve

ATTACHMENTS:
Ordinance No. 26-012 Amending Chapter 150 of the Lockport Code of Ordinances as it Pertains to Regulating the Painting and Staining of Masonry - Updated

ORDINANCE NO. 26-012

AN ORDINANCE AMENDING CHAPTER 150 OF THE LOCKPORT CODE OF ORDINANCES AS IT PERTAINS TO REGULATING THE PAINTING AND STAINING OF MASONRY

Published in pamphlet form by authority of the Mayor
and the City Council of the City of Lockport, Will County, Illinois,
this ___ day of _____, 2026.

ORDINANCE NO. 26-012

AN ORDINANCE AMENDING CHAPTER 150 OF THE LOCKPORT CODE OF ORDINANCES AS IT PERTAINS TO REGULATING THE PAINTING AND STAINING OF MASONRY

WHEREAS, the City of Lockport's Heritage and Architecture Commission (H&A Commission) is the deciding body for developing and publishing advisory guidelines for exterior minor modifications for properties within the Historic District; and

WHEREAS, the City's H&A Commission reviews and considers requests (for historical appropriateness) for all matters that take place within the Historic Preservation Boundary to include (but not limited to) building improvements, demolitions, additions, and acquisitions, and

WHEREAS, the H&A Commission's primary focus is properties within the Historic District and properties that have received designation for historic importance; and

WHEREAS, the H&A Commission, by a vote of 6-0, approved a motion to recommend to the City Council, the adoption and approval of the text amendment to the City's Zoning Code, Chapter 150 of the City's Code of Ordinances; and

WHEREAS, the Mayor and City Council find it in the best interest of the City to modify the recommended ordinance change to Chapter 150 of the City's Code of Ordinances as they pertain to the Heritage and Architecture Commission's regulation of painting and staining masonry to include a condition referencing damage or discoloration from an event like a fire or vandalism; and

NOW, THEREFORE, be it ordained by the Mayor and the City Council of Lockport, Will County, Illinois, as follows:

SECTION 1: Chapter 150 of the Lockport Municipal Code is hereby amended by adding the following underlined words:

§ 150.27 REVIEW OF MINOR MODIFICATIONS (EXEMPT FROM CERTIFICATE OF APPROPRIATENESS).

(A) The Heritage and Architecture Commission shall develop and publish advisory guidelines based upon the criteria in this chapter concerning exterior minor modifications to structures or improvements such as, but not limited to, the following:

(1) Removal of paint from wood surfaces;

(2) Application of paint to wood surfaces;

(3) Repair or replacement of roofs;

(4) Application and type of masonry paint or stain;

(B) The Commission shall be authorized to expand or modify the list of exterior minor modifications to structures or improvements enumerated in division (A) of this section by resolution of the City Council.

(C) The guidelines shall be periodically revised by the Commission and shall be distributed to property owners within the Historic District and to the public, and shall be made available at the office of the Building Department.

(D) The Commission, upon receiving information from the Building Department or other sources concerning proposed minor modifications that may be contrary to published advisory guidelines, may notify the property owner in writing and request an informal conference. The Commission shall make all reasonable efforts to contact the owner and may delegate one or more Commission members to meet with the owner or his architect or contractor and provide information concerning such advisory guidelines.

(E) The following are exempted from certificate of appropriateness:

(1) Ordinary maintenance that does not involve amending the existing design, materials, or scale, or appearance;

(2) Modifications to the interior of a building;

(3) Installation or replacement of gutters and downspouts when no change is made to architecture features (such as eaves and soffits, ornament such as brackets, crown moldings, etc.);

(4) Exterior painting of existing structures, excluding brick and masonry components; including choice of paint color when selected from the Benjamin Moore Historical Collection or Sherwin-Williams Historic Paint Color Collection (colors through 1830s-1910s);

(5) Work required by the city to eliminate an unsafe condition where there is not sufficient time to receive COA Concurrence of Chairman or their designee, including city staff, is required; and

(6) Installation of temporary signs (however temporary signs require temporary sign permit) issued by Community and Economic Development.

§150.30 REVIEW CRITERIA FOR CERTIFICATE OF APPROPRIATENESS (COA).

(A) In making a determination whether to issue or deny a certificate of appropriateness, the Commission shall consider, among other things, the effect of the proposed construction, alteration, removal or demolition upon the historic, aesthetic or architectural value, characteristics and significance of the property, structure or improvements within the historic district. The criteria to be used by the Commission in making its determination shall include, but not be limited to the following:

(1) The maintenance of the significant original qualities or character of the property, structure, or improvements, including, if significant, its landscape. The removal or alteration of any historic or distinctive architectural features should be avoided whenever possible.

(2) The compatibility of the architectural style and design detailing of the proposed construction, alteration, addition or repair with the original architecture of the property or structures;

(3) The compatibility of the general design, arrangement, scale, texture, or materials of the construction or alteration or addition, with historic, aesthetic, or architectural values, characteristics and significance of the historic district;

(4) The relationship of the location of the construction, alteration, or removal to the streets, public or semi-public ways and any other structures or property within the historic district;

(5) Construction, alteration, and demolition shall be undertaken only in accordance with the following standards:

(a) Every reasonable effort shall be made to minimize alteration of the property, structure, or site and its environment.

(b) All property and structures shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

(c) Changes which may have taken place in the course of time are evidence of the history and development of a property, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(d) Distinctive stylistic features or examples of skilled craftsmanship which characterize a property, structure, or site shall be treated with sensitivity.

(e) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictoral evidence rather than on conjectural designs or the availability of different architectural elements from other structures.

(f) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

(g) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

(6) Related to applying paint and/or staining materials to masonry and brick, the considerations are the following:

(a) The portion of the building's masonry to be painted is non-contributing to the historical character of the building.

(b) Staining is necessary for preservation.

(c) When replacing masonry components, painting/staining may be required to match the existing historical features.

(d) The masonry has experienced damage and/or discoloration from an event such as a fire or vandalism.

(e) Breathable masonry paint shall be used on all masonry surfaces. Breathable painting materials include mineral silicate paints, lime wash, silicone masonry paints, and mineral-based coatings. Materials shall be permeable with Steam Diffusion coefficient (SD) values of 0.04 or less. Plastic-based paints cannot be used unless approved as a part of a COA.

SECTION 2: This Ordinance shall be in full force and effect from its passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2026, with

_____ALDERMEN voting aye _____ALDERMEN abstaining

_____ALDERMEN voting nay _____ALDERMEN absent

the MAYOR voting aye _____, voting nay _____, not voting _____

_____ King _____Pugh _____ Lif _____Gillogly

_____Bergbower _____Deskin _____Bartelsen _____Cardamone

_____MAYOR

ATTEST:

_____
Steven Streit, Mayor

_____
Kathleen Gentile, City Clerk

City Council
Agenda Memorandum

Item #AT-1

To: **City Council**

From: **Michael Carroll**

Subject: **Ordinance No. 26-027 Amending Chapter 110 of the Lockport Code of Ordinances**

Date: **October 21, 2026**

BACKGROUND/HISTORY

During the recent review of the liquor code, with its intersection of the Video Gaming Code, it was noted that the City's current code discriminates against restaurants in the number of video gaming terminals allowed, versus bars or other liquor licensees. State statute allows six terminals per licensed establishment (with the exception of large truck stops, which are allowed 10 terminals under state statute). While other licensees in Lockport are allowed six terminals, current holders of a C-1 or C-2 (Restaurant, or restaurant with entertainment, respectively) liquor license are limited to five terminals. Using last year's revenues from video gaming, it is estimated that allowing our restaurants to have six terminals, instead of five, would result in an additional revenue annually of over $36,000.

Additionally, a judge in Winnebago County (in the case of Spinning Slots, Inc. v. The City of Rockford) recently ruled that the Video Gaming Act preempts municipalities from limiting the number of terminals. The Court's ruling was that municipalities have the authority to ban video gaming entirely, but if they authorize it, they are preempted by State statute from restrictions outside of those contained in the Video Gaming Act. That case is not binding authority on us in Will County, but it would be taken as persuasive authority if our Code were ever challenged.

Feedback from Councilmembers resulted in the proposed addition of the language in the attached draft requiring a restaurant wishing to increase from 5 to 6 video gaming terminals to produce documentation to the satisfaction of the Liquor Commissioner and the City Council that the sixth terminal may be added without sacrificing seating capacity for its dining patrons.

Staff requests Ordinance No. 26-027 be placed on the October 21st agenda for action or consent.

PROS/CONS/ALTERNATIVES

Pro -- Fairness/increased revenue

RECOMMENDATION

Approve Ordinance No. 26-027 Amending Chapter 110 of the Lockport Code of Ordinances

SPECIFIC CITY COUNCIL ACTION REQUIRED

Motion to Approve

ATTACHMENTS:

Ordinance No. 26-027 Amending Chapter 110 of the Lockport Code of Ordinances

ORDINANCE NO. 26-027

AN ORDINANCE AMENDING CHAPTER 110 OF THE LOCKPORT CODE OF ORDINANCES

**Published in pamphlet form by authority of the Mayor
and the City Council of the City of Lockport, Will County, Illinois,
this ___ day of _____, 2026.**

ORDINANCE NO. 26-027

AN ORDINANCE AMENDING CHAPTER 111 OF THE LOCKPORT CODE OF ORDINANCES

WHEREAS, the City of Lockport is a home-rule municipality pursuant to Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Video Gaming Act (230 ILCS 40/5) requires a liquor license in order to qualify for a Video Gaming License; and

WHEREAS, the Video Gaming Act preempts local authority on the regulation of video gaming in 230 ILCS 40/90; and

WHEREAS, the City Code in Chapter 110 limits the number of Video Gaming Terminals to 5, without instituting similar limitations on bars, truck stops, social/fraternal clubs, etc (§110.21(B)(2).; and

WHEREAS, the Illinois Video Gaming act authorizes up to six terminals per licensed establishment (230 ILCS 40/25(e)); and

WHEREAS, the City of Lockport wishes to encourage restaurants to locate in Lockport, and treat them as well as other licensed establishments.

NOW, THEREFORE, be it ordained by the Mayor and the City Council of Lockport, Will County, Illinois, as follows:

SECTION 1: Chapter 110.23(B)(2) shall be amended to read "**Licensed establishments shall not exceed the number of video gaming terminals authorized by the Illinois Video Gaming Act (230 ILCS 40/25(e). For License Classes B-1 through B-4 (formerly C-1 and C-2) wishing to increase from five to six video gaming terminals, the establishment shall provide documentation to the satisfaction of the Local Liquor Commissioner and the City Council of its ability to add the sixth terminal without sacrificing seating capacity for its dining patrons."**

SECTION 2: All ordinances, resolutions, orders, or parts thereof, which conflict with the provisions of this Ordinance, to the extent of such conflict, are hereby repealed.

SECTION 3: This Ordinance shall be in full force and effect from its passage and approval as provided by law.

PASSED this _____ day of _____, 2026, with

_____ALDERMEN voting aye **_____ALDERMEN abstaining**

_____ALDERMEN voting nay **_____ALDERMEN absent**

The MAYOR voting aye _____, voting nay _____, not voting _____

_____ BARTELSEN _____ BERGBOWER _____ CARDAMONE _____DESKIN

_____GILLOGLY _____ KING _____ LIF _____ PUGH

_____ MAYOR

_____
Steven Streit, Mayor

ATTEST:

_____
Kathleen Gentile, City Clerk